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**CONSOLIDATED ANNUAL PERFORMANCE  
AND EVALUATION REPORT  
FOR CDBG AND HOME PROGRAMS**

**Year Ending June 30, 2010**

**Submitted to the Citizens of Wilmington**

**September 3, 2010**

# **CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT FOR CDBG AND HOME PROGRAMS**

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**Community Services Department  
Community Development**

**Reporting Period July 1, 2009 – June 30, 2010**

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# Third Program Year CAPER

The CPMP Third Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26).

## GENERAL

### Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

Program Year 3 CAPER Executive Summary response:

The Consolidated Annual Performance and Evaluation Report (CAPER) assesses the period from July 1, 2009 through June 30, 2010. This is the third program year (PY) of the five year Consolidated Plan. The main focus of the report is a summary of accomplishments in the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program entitlement grants and program income to support various housing and community development priorities identified in the City's Consolidated Plan. The report also includes the matching funds and leveraged funds, including general fund appropriations, supporting community development and housing in the city.

The City of Wilmington has been a CDBG entitlement community since 1975. Funding comes to the City's Community Development Division, Community Services Department, in the form of an annual block grant administered by the U.S. Department of Housing and Urban Development (HUD). CDBG funds can be used with great flexibility to provide "decent housing and a suitable living environment and expand economic opportunities principally for persons of low and moderate income". In addition to the CDBG funds, the City receives HOME funds, also funded through HUD. The HOME block grant is specifically for affordable housing.

In program year (PY) 2009-10, the City received \$ 874,829 in CDBG entitlement funds and \$727,462 in HOME entitlement funds. In addition, \$1,562,559 in unexpended prior year HOME funds were carried forward, along with \$1,018,016 CDBG funds. Likewise, \$236,761 in CDBG-R funds were carried forward, these funds were awarded to the City in FY2009-09 as a result of the American Recovery and Reinvestment Act. In PY2009-10 \$946,182 in HOME funds plus \$848,899 from other sources were expended on

HOME funded activities. Concurrently, a total of \$2,852,449 in CDBG and other funds was spent on CDBG eligible activities. One hundred percent of CDBG funds received are used for the benefit of low-to-moderate income persons. Approximately \$19.2 million dollars were leveraged from other sources to match CDBG and HOME funds.

During PY09-10 many of the City's five-year goals and priorities were addressed, including providing affordable rental housing with the allocation of multi-year funding for 75 elderly rental units, eight units for disabled individuals, and 48 public housing units in the final phase of the Taylor Estates project. Twenty-three vouchers were made available to low income homeless households through the Tenant Based Rental Assistance program. Homeownership was advanced with the sale of eight homes at the Habitat for Humanity Cottages at Cornerstone project; five of the 32 units remain to be sold to complete this project. Further, AMEZ Housing Development Corporation rehabilitated two units. Moreover, a record number 31 loans were closed through the City's Homeownership Opportunities Program (HOP). Eligible homeowners received ten housing rehabilitation loans, 17 limited assistance grants, one maintenance grant, five lead-based paint grants, three community partnership grants, and three relocation grants to preserve and maintain existing housing stock for low to moderate income residents and ensure the neighborhood stability. One thousand, nine hundred sixty-six (1966) homeless individuals, including victims of domestic violence, youth and ex-offenders, benefited from funding to local homeless shelters and programs serving the homeless. In the NorthSide, neighborhood strategic revitalization area, over 600 youth benefited from rehabilitation of the gym at the Community Boys & Girls Club; and the allocation of \$317,115 for the adaptive rehabilitation of the old city garage into the Northside Arts Education and Community Center. Finally, CDBG and general funds were used to support the activities of 14 community-based nonprofits providing services to address unemployment, child abuse, at-risk youth, hunger, illiteracy, at-risk and victims of abuse and crime, elder care and homelessness. As a result of this funding 2,621 youth, 86 elderly, 42,684 duplicated households, 228 families, and 5,474 at-risk individuals were served.

This CAPER is prepared using HUD's guidelines and Consolidated Plan Management Process (CPMP) tool. This tool includes all the necessary and required elements of a CAPER including, but not limited to, descriptive narratives, assessment of accomplishments, leveraging, client benefit, affirmatively furthering fair housing, geographic location of CDBG and HOME funded projects/programs, monitoring, and self-evaluation. In addition, the report contains the required IDIS reports and Financial Summary Grantee Performance Report, CDBG Financial Summary Worksheet, HOME Program Income and HOME Match Report.

The availability of the draft PY2009-10 CAPER for comment was advertised on the internet and in the Wilmington Star News newspaper on September 3, 2010. Copies of the draft were made available through the Community Development Division, City Clerk's and City Manager's Office and on the City website. A summary report of the CAPER will be presented to the City Council and for public hearing on September 21, 2010.

(Note: the City of Wilmington fiscal year and the HUD program year correspond)

**General Questions**

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
2. Describe the manner in which the recipient would change its program as a result of its experiences.
3. Affirmatively Furthering Fair Housing:
  - a. Provide a summary of impediments to fair housing choice.
  - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
  - a. Identify progress in obtaining “other” public and private resources to address needs.
  - b. How Federal resources from HUD leveraged other public and private resources.
  - c. How matching requirements were satisfied.

Program Year 3 CAPER General Questions response:

The City of Wilmington prepared a Consolidated Plan for the period 2007-2012. This plan establishes a unified, coordinated vision for the City’s community development activities over a five year period. Each year the City prepares an Annual Action Plan which sets out specific goals and objectives to achieve the priorities set forth in the Consolidated Plan.

Below are the priorities identified in the Consolidated Plan:

- Provide affordable rental housing for those living in poverty
- Increase the stock of affordable housing by investing in new construction and rehabilitation
- Provide permanent supportive housing for extremely low and low income people, including those with special needs
- Foster affordable workforce housing
- Support affordable homeownership

- Preserve long-term affordability of housing stock
- Provide for outreach, assessment and appropriate supportive services to homeless
- Provide emergency shelter
- Provide transitional housing for homeless
- Focus on revitalizing neighborhoods and providing services to residents

The Annual Action Plan for FY2009-2010 describes goals and objectives to address the aforementioned priorities. Below is a summary of the programs and projects, along with an explanation of accomplishments and challenges in meeting these goals and objectives. The summary also includes a breakdown of the CPD formula grant funds allocated for and committed to/contracted, as well as how much was spent on grant activities for the year-end June 30, 2010.

## HOUSING

*Priorities: Supportive Housing, Affordable Rental Housing, Transitional Housing*

### **Tenant-Based Rental Assistance (TBRA)**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$172,721 HOME</b>	<b>\$172,721 HOME</b>	<b>\$122,578 HOME</b>

Similar to Section 8, the Tenant-Based Rental Assistance (TBRA) program provided rent vouchers for 25 households in need of affordable rental housing with supportive services. Administered by the Wilmington Housing Authority (WHA), tenants are referred to the program through the Permanent Supportive Housing Coalition (PSHC), an arm of the Tri-county Homeless Interagency Council. Using a point system, eligible applicants are evaluated on the following categories: homeless, family with one or more children, disabled, veteran, domestic violence victim, and ex-offender. The program was amended to allow access to Section 8 tenants at risk of becoming homeless due to loss of, or reduction in funding to the Wilmington Housing Authority. During the 2009-2010 program year 23 households received TBRA vouchers.

### **M.E. Roberts Transitional Living Facility**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$236,761 CDBG-R</b>	<b>\$474,814</b>	<b>\$21,463 Other</b>
<b>\$300,000 Other</b>		

Reports from the NC Department of Corrections indicate that more than 2,800 ex-offenders released from prison locate in New Hanover County each year. Furthermore, it is estimated that at least 43 percent of these individuals are homeless upon discharge into the community. To address this critical problem, the City is part of a collaborative initiative between the New Hanover County, NC Housing Finance Agency, NC Department of Corrections and a local nonprofit – Leading Into New Communities (LINC) to develop a transitional housing program for ex-offenders. When complete the M.E. Roberts Transitional Living Facility will house up to 40 individuals, as well as provide supportive services to assist the tenants to gain health, substance abuse, mental health, employment skills and other services needed to successfully rejoin the community



following incarceration. During the 2008-09 program year a HUD provided HOME Program Review revealed that this project was not eligible to receive HOME funds. Therefore, the City amended the Annual Plan to reprogram these funds to eligible projects and to appropriate \$236,761 in CDBG-R funds for this project. In addition, the City has identified \$300,000 in other funds to support this project. Pre-development costs of \$37,702.04 were expended in FY08-09. In FY2009-10 the project experienced delays when estimates for getting water lines to the site and meeting fire suppression requirements were higher than budgeted; the project was also delayed due to problems securing a loan from RBC Bank through the Federal Home Loan Bank loan guarantee program. As of June 30, 2010, the RBC loan has not been approved and construction has not yet begun.

**Taylor West aka New Brooklyn Homes/HEO, Inc.**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$150,000 CDBG</b>	<b>\$150,000 CDBG</b>	

This project completes the redevelopment of the former Taylor Homes public housing development in the NorthSide revitalization area. Completion of the Taylor West project will add 48 units of public housing to the existing 144 at the site, for a total of 192 units of affordable rental housing. The project is utilizing NCHFA Low Income Tax Credits. City Council allocated \$150,000 in FY09-10 funds to the project with a recommendation that an additional \$150,000 in FY10-11 funds be committed to the project. As of June 30, 2010, the project is underway.

**Greenville Trace/ RHA Health Services, Inc.**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$87,500 HOME</b>		

This is an eight unit rental housing project for disabled individuals, funded by the City of Wilmington, NC Housing Finance Agency and RHA Health Services, Inc. City Council approved allocation of \$87,500 in HOME funds for the project in FY09-10 and recommended another \$87,500 be allocated from FY10-11 HOME funds. The project will be completed in FY10-11.

**Middle Grove/ RHA Housing, Inc.**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$350,000 HOME</b>		

An affordable rental project for elderly households, this project would provide an additional 75 units of rental housing within the City of Wilmington. City Council approved allocation of \$350,000 in HOME funds for the project in FY09-10 and recommended another \$350,000 be allocated from FY10-11 HOME funds. Unfortunately, the project did not receive low income tax credits from NCHFA and the developer withdrew the project. An application (\$650,000) for a similar project on the same site was adopted by City Council in the FY2010-11 Annual Action Plan. Like the Middle Grove Project, the Lake Ridge Commons Project/TCG will be financed with a combination of funding sources, including Low Income Tax Credits. NCHFA announced award of tax credits in August 2010 for the project.

**Willow Pond Rehabilitation/Wilmington Interfaith Hospitality Network (WIHN)**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$188,752 HOME</b>	<b>\$178,560 HOME</b>	<b>\$26,545 HOME</b>

The City provided HOME funds to assist with the rehabilitation of 12 units of transitional housing for victims of domestic violence. Tenants receive supportive services along with housing. WIHN will complete the rehabilitation and provide services to victims of domestic violence. As of June 30, 2010, the project is underway and near completion.

**Rental Housing Incentive Program/ Rental Rehab**

<b>Allocated:</b>	<b>Expended:</b>
<b>\$129,541 HOME</b>	<b>\$ 15,470 GF/RL/Other</b>
<b>\$176,689 CDBG</b>	
<b>\$ 46,722 GF/RL/Other</b>	

Zero interest loans up to \$100,000 per unit to support the renovation, purchase/rehabilitation or new construction of affordable rental housing for lower-income households. In FY09-10 one loan was completed and is pending closing.

(GF/RL/Other = general fund, revolving loan fund, other funds)

Priorities: Affordable Homeownership, Workforce Housing, Preserve Long-term Affordability

**Corbett Street /Habitat for Humanity**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$242,440 HOME</b>	<b>\$242,440 HOME</b>	<b>\$115,171 HOME</b>

The PY2009-10 Annual Action Plan carried forward an allocation of \$242,440 in HOME funds to open a street and install infrastructure to develop four units of affordable housing. As of June 30, 2010, the project is underway and near completion.

**Community Land Trust Property Acquisition/Administration (Gideon Point)**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$230,000 HOME</b>	<b>\$230,000 HOME</b>	<b>\$219,639 HOME</b>
<b>\$ 5,000 CDBG</b>	<b>\$ 5,000 CDBG</b>	<b>\$ 10,000 HOME</b>
<b>\$ 51,000 Other</b>	<b>\$ 51,00 Other</b>	<b>\$ 5,000 CDBG</b>
		<b>\$ 43,874 Other</b>

In order to foster sustainable affordable housing, the City supports the Cape Fear Housing Land Trust. A total of \$71,000, including \$10,000 HOME, \$10,000 CDBG and \$51,000 other funds was provided for administration and general operations. Furthermore, FY2009-10 Annual Action Plan carried forward an allocation of \$220,000 HOME funds for property acquisition, of which \$219,639 was expended. Habitat for Humanity, acting as fiscal agent, acquired the property for the development of six affordable houses and will provide funding to construct infrastructure and houses. Upon sale of the houses, the land will be placed in the Land Trust.

### Community Housing Development Organization Set-Aside

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$ 99,000 HOME</b>		

The HOME program requires a 15 percent set-aside for Community Housing Development Organizations (CHDO). These funds are to be used to develop affordable housing. As of the drafting of the FY2009-10 Annual Action Plan and this CAPER, Wilmington has two CHDO's. Currently, only one, AME Zion Housing Development Corporation is actively developing projects within the city.

### CHDO - Cape Fear Regional Community Development Corporation

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
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The Cape Fear Regional CDC (CFRCDC) received funding in prior years to rehabilitate one house. As of January 6, 2009 the construction was complete and the house sold in May 2010. Prior year expenditures of \$167,241 were reported in past CAPERs. With the sale of this house the project is closed.

### CHDO-AMEZ Community Development Corporation

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
		<b>\$133,775 CHDO Proceeds</b>

AMEZ CDC was funded in FY2007-08 to construct eight new houses to be sold to low-to-moderate income homebuyers. Six houses have been constructed over the past three years. The project schedule was delayed due to a city-wide moratorium on development during most of 2007-08. In addition, the economic recession of 2008-09 impacted the timely sale of the homes once they were completed. In 2009-10, AMEZ took on two housing rehabilitation projects; one was completed and is on the market. As of June 30, 2009, five units constructed have been sold. In addition to the housing development, AME Zion has been providing foreclosure prevention counseling and assistance through other funding sources.

### Homeownership Opportunities Program (HOP) includes prior year funds

<b>Allocated:</b>	<b>Expended:</b>
<b>\$ 54,202 CDBG</b>	<b>\$ 52,627 CDBG</b>
<b>\$1,101,626 GF/RL/Other</b>	<b>\$959,483 GF/RL/Other</b>
<b>\$ 389,240 HOME</b>	<b>\$377,132 HOME</b>

Working in partnership with local banks the City offers the Homeownership Opportunities Program (HOP) to low to moderate income homebuyers. CDBG, HOME and General Funds are used to provide second mortgages at zero percent interest to eligible homebuyers. Homebuyers must attend a homebuyer education class. HOME affordability period requirements apply to all HOP loans. During the FY2009-10, CD Housing staff processed and closed 7 loans with HOME funds, 7 loan with CDBG funds, and 17 loans with General Funds. The average loan amount was \$44,803.

*(GF/RL/Other = general fund, revolving loan fund, other funds)*

Priorities: Preserve and Maintain Affordable Housing Stock

**Limited Assistance Grants includes prior year funds**

**Allocated:**

**\$90,233 CDBG**

**Expended:**

**\$77,070 CDBG**

Elderly and/or disabled home owners with incomes at or below 60 percent Area Median Income is eligible to receive grants up to \$7,500 through the Limited Assistance Grants program. In FY2009-10, 17 qualified home owners received grants.

**Demolition and Voluntary Relocation includes prior year funds**

**Allocated:**

**\$64,652 CDBG**

**Expended:**

**\$24,034 CDBG**

Grants for demolition (\$7,500) of blighted properties in conjunction with the City's housing rehabilitation program. Funding granted for voluntary relocation (\$15,463.52) of home owners when needed during the rehabilitation. In addition, CDBG funds were used for voluntary demolition of minimum code cases (\$1,070)

**Housing Rehabilitation Loans includes prior year funds**

**Allocated:**

**\$ 27,922 HOME**

**Expended:**

**\$243,737 GF/RL/Other**

**\$277,634 GF/RL/Other**

Low to moderate income home owners may apply to the City for a loan to rehabilitate their home. Loans are available at an interest rate of zero to 2 percent. The maximum rehabilitation loan is \$75,000 or \$85,000 if the project requires reconstruction/replacement of the unit. During FY2009-10, 5 rehabilitation loans were closed, and 4 projects were completed.

*GF/RL/Other = general fund, revolving loan fund, other funds)*

**Minor Housing Repair Loans includes prior year funds**

**Allocated:**

**\$250,000 GF/RL/Other**

**Expended:**

**\$46,343 GF/RL/Other**

Low to moderate income home owners may apply to the City for a loan up to \$25,000 for minor repairs to their home. Loans are available at an interest rate of zero to 2 percent. During FY2009-10, 5 repair loans were closed, and 2 projects were completed.

*GF/RL/Other = general fund, revolving loan fund, other funds)*

Technical Assistance

**Nonprofit Capacity Building- Quality Enhancement for Nonprofit Organizations**

**Allocated:**

**\$25,000 CDBG**

**Contract:**

**Expended:**

**\$5,056 CDBG**

To foster nonprofit capacity to effectively and efficiently develop housing programs and projects to serve low to moderate income households the City funded the University of North Carolina Wilmington's Quality Enhancement for Nonprofit Organizations program to provide training and mentoring, with a focus on board development, for nonprofit partners. In addition to funds allocated in FY09-10; a \$20,164 balance remains on the

prior year contract. Activity was delayed due to changes in personnel at the university. As of June 30, 2010 an amendment to the contract has been executed to extend the term. Activities are underway.

## PUBLIC FACILITIES

### Priorities: Revitalizing Neighborhoods, Providing Services to Residents

#### **Community Boys & Girls Club**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$163,000 CDBG</b>	<b>\$163,000 CDBG</b>	<b>\$118,214 CDBG</b>

Provide funds to assist with the rehabilitation of Community Boys & Girls Club gym at the club located in the NorthSide neighborhood, a NRSA. The Club serves lower income youth and families providing access to recreation, tutoring and other programs to enhance the quality of life for neighborhood residents. The FY09-10 allocation includes a carryover of \$138,000 in FY08-09 funds, plus an additional \$25,000. In FY2009-10, 1147 individuals, including 600 youth, were served at the Club.

#### **Brooklyn Arts Center**

<b>Allocated:</b>	<b>Expended:</b>
<b>\$152,198 CDBG</b>	<b>\$3,068 CDBG</b>

The City supports an on-going initiative to rehabilitate a blighted and vacant historic church in the NorthSide revitalization area. A substantial amendment to the FY2008-09 Annual Action Plan was adopted by City Council changing the designated HUD national objective for the project from “benefiting low and moderate income persons” to “aid in the prevention or elimination of slums or blight”. This will allow more options for the reuse of the building. The FY09-10 Annual Action Plan carried the allocation forward. Funds were expended in FY09-10 for minor roof repairs. During FY09-10, the building was placed under contract for sale. The FY10-11 Annual Action Plan reprograms the funds allocated to the Arts Center to other eligible activities.

#### **NorthSide Arts Education and Community Center/DREAMS**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$317,115 CDBG</b>	<b>\$310,557 CDBG</b>	<b>\$6,558 CDBG</b>

Funds (\$167,115) were identified to assist with the rehabilitation of the former City garage for re-use as a community center. Cape Fear Area Resource Centers decided not to pursue the project and requested that DREAMS, a nonprofit arts education and community program for youth, take over the project to develop an arts education and community center. Council agreed to the change in FY08-09. In FY09-10 another \$150,000 was allocated to the project with a recommendation for a like amount from FY10-11 entitlement funds.

**Domestic Violence Shelter and Services, Inc**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$21,000 CDBG</b>	<b>\$21,000 CDBG</b>	

Funds to assist with painting and repairs to the shelter serving victims of domestic violence. As of June 30, 2010, the project is underway and will be complete within a few months.

**Brigade Boys & Girls Club**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$46,000 CDBG</b>	<b>\$46,000 CDBG</b>	

Funds allocated to assist with replacing flooring in the gym and program areas of Boys and Girls Club center serving 906 youth. As of June 30, 2010, the project is underway and will be complete within a few months.

**Phoenix Employment Ministries**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$15,000 CDBG</b>		

Funds allocated to assist with renovation and expansion of office space to provide job training, counseling and employment placement services for homeless individuals. Activity on this project is currently on hold pending more information on potential to increase the scope of the project to include more space in a different location within the Harrelson Center.

**East Coast Solutions**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$32,000 CDBG</b>	<b>\$32,000 CDBG</b>	<b>\$21,274 CDBG</b>

This project repairs the roof and windows in a historic building serving as transitional housing and treatment center for individuals in substance abuse recovery. As of June 30, 2010, the project is underway and will be complete within a few months.

**PUBLIC SERVICES**

There is a limitation on the amount of CDBG funds that can be used for public services. The maximum amount is 15 percent of the entitlement and program income. In FY2009-10 \$168,000 in CDBG funds were allocated to public services as follows:

**Good Shepherd, Wilmington Interfaith Housing Network**

<b>Allocated:</b>	<b>Contract:</b>	<b>Expended:</b>
<b>\$90,000 CDBG</b>	<b>\$90,000 CDBG</b>	<b>\$106,008 CDBG</b>
		(incls \$16,008 prior year )

The City provided funding for supportive services to approximately 1,000 homeless individuals and families, including shelter, food and consultative case management towards self-sufficiency. In FY2009-10 Good Shepherd (892) and Wilmington Interfaith Housing Network (WIHN) (116) served 1008 individuals.



**Domestic Violence Shelter and Services, Inc.**

<b>Allocated:</b> <b>\$35,000 CDBG</b>	<b>Contract:</b> <b>\$35,000 CDBG</b>	<b>Expended:</b> <b>\$44,218 CDBG</b> (inclds 9,218 prior year)
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CDBG funds were used to assist with the provision of shelter and services to approximately 100 victims of domestic violence. In FY2009-10 the Shelter served 164 victims of domestic violence who would have otherwise been homeless or in harm's way.

**Leading Into New Communities**

<b>Allocated:</b> <b>\$38,000 CDBG</b>	<b>Contract:</b> <b>\$38,000 CDBG</b>	<b>Expended:</b> <b>\$41,823 CDBG</b> (inclds \$3,880 prior year)
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The City supports LINC's work with ex-offenders with CDBG funding to assist 120 ex-offenders to find employment. In FY2009-10 LINC served 308 ex-offenders.

**PLANNING, ADMINISTRATION, AND DIRECT SERVICE DELIVERY**

CDBG and HOME funds have a maximum cap for planning and administration. Up to 20 percent of the CDBG grant, plus program income can be expended on planning and administration each year. For HOME the administrative and planning cap is 10 percent of the entitlement and program income. In addition, staff and other costs associated with the delivery of housing services may be expended to the grant.

**Planning and Administration**

<b>Allocated:</b>	<b>Expended:</b>
<b>\$ 60,000 HOME</b>	<b>\$ 60,000 HOME</b>
<b>\$200,000 CDBG</b>	<b>\$200,000 CDBG</b>
<b>\$ 39,994 GF/RL/Other</b>	<b>\$ 39,994 GF/RL/Other</b>

Please note that \$10,000 HOME was allocated to the Community Land Trust for administration as reported above.

*(GF/RL/Other = general fund, revolving loan fund, other funds)*

**Planning and Administration –prior year carry-over**

<b>Allocated:</b> <b>\$16,644 HOME</b>	<b>Expended:</b> <b>\$15,116 HOME</b>
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The balance of HOME administration funds from prior years was allocated to the preparation of an Analysis of Impediments to Fair Housing, i.e. a Fair Housing Plan.

### **Housing Service Delivery**

**Allocated:**  
**\$200,000 CDBG**

**Expended:**  
**\$200,000 CDBG**

Staff and other costs associated with the delivery of housing, such as loan processing, rehabilitation inspections and other costs.

2. Describe the manner in which the recipient would change its program as a result of its experiences.

The City of Wilmington's accomplishments over the past year continue to support the overall goals of the Five-year Consolidated Plan approved by the City Council in May 2007. Using the Plan as a guiding tool allows for more effective management, oversight and evaluation of progress toward program goals and expenditures. CDBG and HOME dollars, as well as the funds and resources they leverage, continue to be utilized to provide programs in an integrated way. That said, it is the goal of the Community Development Division (CDD) management and staff to strive for continuous improvement in all facets of program administration and delivery.

Local governments have been challenged by the economic recession; revenues are down while the need for services increases. This is particularly true in community development programs which address the needs of low-to-moderate income families and individuals with housing, public facilities and community services. For the second consecutive year the City budget did not include a general fund appropriation to supplement the CDD's homeownership loan program (HOP), or lead abatement and minor repair/maintenance grants. That said, the City Council did continue support for community services agencies and for a portion of CDD administration.

During FY09-10 CDD staff members have continued to enhance their skills and credentials through training. The community development and housing planner, and the compliance specialist attended and were certified in the North Carolina Community Development Academy offered by the UNC School of Government. Likewise, the senior housing counselor and housing counselor both successfully completed the HUD Housing Counselors Certification training and received their certifications. Finally, the senior rehabilitation technician and rehabilitation technician both successfully completed the Lead Safety for Renovation, Repair and Painting initial training to receive their Certified Renovator License. The rehabilitation technician attended required training to maintain his Lead Inspector's License. Staff members also participated in National Incident Management System training.

As part of CDD's continuous improvement of procedures and processes staff formulated procedures for evaluating affordability of rehabilitation and new construction projects for homeownership using HOME and/or CDBG funds. These procedures set forth a process to foster a more comprehensive analysis of projects prior to the commitment of funds. The process is intended to build the capacity of affordable housing developers, including



non-profits, to assess the reasonableness of subsidies required to produce affordable housing. Given the limited resources available for affordable housing it is imperative that each project be assessed to determine the minimum amount of subsidy needed to produce affordable housing.

3. Affirmatively Furthering Fair Housing:

- a. Provide a summary of impediments to fair housing choice
- b. Identify actions taken to overcome effects of impediments identified.

The City's Homeownership Opportunities Program (HOP), Homeowner Rehabilitation, Limited Assistance Grants and other housing programs are offered city-wide to eligible applicants. Recipients of the City's housing loans or grants are informed about Fair Housing Laws. In addition, all participants in the City's homebuyer education workshops receive information on Fair Housing Laws. These individuals may seek and secure financing through the private sector or other nonprofits, as well as the City's programs, and will have the benefit of Fair Housing education.

In addition to the outreach and education about the City's housing programs the City worked with the New Hanover County Human Relations Commission to promote Fair Housing. First formed as "The Bi-Racial committee" in 1963, the Human Relations Commission was established by ordinance of the City of Wilmington in 1971. After reorganization, the New Hanover County Board of Commissioners established the Commission as a countywide agency in 1980. The Commission had the responsibility for administering fair housing and fair employment laws. The Commission conducted workshops and provided educational material on Fair Housing Laws. Unfortunately, the New Hanover County Board of Commissioners eliminated all funding for the Commission and dissolved the organization in 2008-09.

In FY 2009-10 the City is completed an update to the Analysis of Impediments to Fair Housing. The last AIFH was completed in 2003. The updated plan includes recommended strategies to address the gap in service, administration, and education as a result of the loss of the New Hanover County Human Relations Commission.

### **City of Wilmington Fair Housing Plan**

#### **I. Background**

As part of the Consolidated Plan grantees are required to certify that they will Affirmatively Further Fair Housing (AFFH). Compliance with this certification requires the city to conduct an analysis of impediments to fair housing choice within the jurisdiction. Furthermore, the city is required to identify and implement appropriate actions to address or eliminate identified impediments, and to maintain records of actions

to document AFFH. Towards that end, the city procured the services of Ken Weeden and Associates to assist with the preparation of an analysis of impediments.

A draft of the *Analysis of Impediments to Fair Housing Choice in the City of Wilmington and New Hanover County* was published for public comment on April 2, 2010. In addition, citizens and interested stakeholders had the opportunity to comment at a public hearing held during the April 20, 2010 City Council meeting. A final draft of the Analysis of Impediments, including public comments and reflecting staff recommended changes, was presented to Council at the June 15, 2010 meeting.

## **II. Impediments**

The AI identified the following Impediments to Fair Housing Choice in the City of Wilmington:

### **A. Lack of affordable housing, specifically for disabled and low-income populations**

Service providers report that demand exceeds the supply of accessible, subsidized units for disabled individuals. The lack of affordable rental housing, especially for elderly, disabled and other special populations is well documented, by the Consolidated Plan, and practitioners. The 3,500 families on the Wilmington Housing Authority Section 8 waiting list are one indication of the need for affordable rental housing.

### **B. Lack of fair housing enforcement by a local agency or department**

Currently, the City of Wilmington and New Hanover County do not have a fair housing department or agency to receive complaints, or promote education and outreach. Lack of effective enforcement is a potential barrier to fair housing in the City and County. Without a local presence and efforts of a local fair housing agency it is more difficult to raise awareness of the law and rights granted under the law. Many who are aware of their rights may not be aware of how or where to file a complaint. This lack of a central location for filing complaints and obtaining information about fair housing may constitute a barrier to fair housing. Additionally, a lack of education by both citizens and housing professionals may lead to discrimination or a violation of fair housing laws.

### **C. Disparity and inequality in lending**

Analysis of 2008 HMDA data reveals a disparity in the loan origination patterns and denial rates of minorities and non-minorities in the Wilmington MSA. Despite similar income levels, minorities have a higher rate of denial than non-minorities. The data however is limited in scope and further investigation would be necessary to determine if discrimination is present. Note that the perception of lending bias, or undue burdens on minorities seeking home loans could be a barrier to fair housing.

### **III. Actions to Address Impediments**

#### **A. Lack of affordable housing, specifically for disabled and low-income populations**

##### **Action: Promote the City's Voluntary Density Bonus Program**

City staff will continue to identify models from other communities and develop strategies to promote the city's voluntary density bonus program.

##### **Action: Provide CDBG & HOME Funds to Support Affordable Housing**

The Annual Action Plan for expenditure of Community Development Block Grant and HOME Investment Partnership funds identifies initiatives for affordable housing development for low and moderate income, including disabled, residents.

##### **Action: Seek Additional Funds for Development of Affordable Housing**

City staff will continue to work with New Hanover County staff to explore opportunities for development of affordable housing including reviewing the possibility of forming a HOME Consortium to secure additional funds for affordable housing development to serve residents within the city and county. Also, city community development staff will continue to seek to leverage resources to increase the funds available for the development of affordable housing within the city, such as projects utilizing Low Income Housing Tax Credits (LIHTC).

#### **B. Lack of fair housing enforcement by a local agency or department**

##### **Action: Outreach and Education**

The city will maintain a prominent webpage providing information about Fair Housing Law and explaining what constitutes discrimination. In addition, brochures and flyers will be developed to provide information on the Fair Housing Act. Two community development staff members will serve as points of contact to ensure the materials are up to date and accurate, and to actively disseminate brochures and flyers throughout the community, especially to the disabled, elderly and minority citizens.

The city will continue to offer home buying classes, which include information on credit, budget and fair housing laws. Further, the city supports nonprofit home buyer counseling and education offered through AMEZ Housing Development Association. Also, the city senior housing financial counselor is a HUD certified housing counselor.

##### **Action: Referral**

Included in the outreach and education materials and webpage will be links and specific instructions on how to file a complaint with the state and federal agencies responsible for processing complaints. Additionally, the community development staff points of contact will be available to assist in making referrals to the appropriate enforcement agencies.

### **C. Disparity and inequality in lending**

#### **Action: Continue Bank Partners in the HOP Program**

Area banks partner with the city to provide financing to low and moderate home buyers through the city's Home Opportunities Program (HOP). The city will continue to encourage area banks and realtors to participate in affordable housing initiatives offered by the city and other organizations.

#### **Action: Continue AFFH in all City Support Housing Programs**

City housing loan and grant program guidelines require the city, its grantees and/or borrowers to actively engage in affirmatively furthering fair housing, including displaying the equal housing opportunity logo.

4. Describe Other Action in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

According to the 2009-10 Annual Action Plan the greatest obstacle to meeting underserved needs in Wilmington is the extreme gap between the "haves" and the "have nots". The current economic recession exacerbates this gap. Development of affordable housing for households below 80 percent area median income (AMI) is a challenge due to the high cost of limited developable land within the city limits. Available CDBG and HOME funds are not sufficient to address all the underserved needs for housing and other services.

Other actions described or mentioned in the Action Plan that have been taken during the program year include, but are not limited to, the following:

#### Workforce Housing

Collaborative efforts involving several City departments along with private housing developers, the Affordable Housing Coalition of Southeastern NC (AHCSENC), realtors, lenders, and public employees are continuing to formulate and implement workforce housing initiatives. Planners within the City's Planning Division, Development Services Department, along with City Attorney's office are considering appropriate recommendations, if any, to encourage the development of workforce housing in future development. Another initiative to promote workforce housing coming out of the AHCSENC, was the Wilmington Regional Association of Realtors' one-hour educational program for public sector employees.

#### Real Estate Broker Education

In FY2009-10, the CDD initiated a certificate program for real estate brokers to better prepare them to serve the needs of low-to-moderate income and workforce homebuyers in the Wilmington housing market. These homebuyers are often unaware of the real estate process and may not understand fully all the programs and benefits available to them. While the City offers homebuyer education and counseling to prospective homebuyers, it was determined that real estate brokers could better serve these

homebuyers with a similar education and information program, hence the creation of the HOP Certified Brokers program. The City offers a workshop to real estate brokers to provide information about current City and other programs available for low-to-moderate income homebuyers, some of the unique needs of first-time low/moderate income households, fair housing and other pertinent information. Real estate brokers successfully completing this program will have established a rapport with City CDD housing finance counselors and other community-based housing providers that are resources for low/moderate income homebuyers.

#### Homebuyer Education and Counseling

The City offers six-hour homebuyer education workshops one or two times each month. Participants receive a host of information on how to locate a home, work with a realtor, secure financing, understand mortgage, maintain the house, Fair Housing Law, credit and personal/family budgeting. In FY 2009-10, 16 classes were conducted for 150 participants. Materials, food, contract labor, and other expenditures for the workshops are paid for with origination fees collected at loan closing.

#### HOME Consortium

City community development staff members continue to explore the possibility of forming a HOME Consortium between the City of Wilmington and New Hanover County.

#### General Fund Grants

The Wilmington City Council budgeted \$237,275 to support the work of 14 community-based nonprofit agencies providing a variety of services to meet the underserved needs within the community. General fund grants supported programs for drug treatment, elder care, child abuse prevention and victim services, parenting training, child and youth tutoring and recreation, food banks, literacy, emergency shelter, youth and homeless job skills development, and others.

#### 5. Leveraging Resources

- a. Identify progress in obtaining ‘other’ public and private resources to address needs.
- b. How Federal resources from HUD leveraged other public and private resources
- c. How matching requirements were satisfied

In FY2009-10 a total of \$1,521,225.61 in CDBG funds and program income was expended on eligible CDGB activities. Likewise, \$946,182.01 in HOME funds and program income was expended on eligible housing activities and projects. These funds leveraged an additional \$19,156,201.56 in general funds, loan funds, private foundations and other sources for community development initiatives. The Wilmington leveraging ratio for CDBG is 1:11.76 and for HOME 1:1.34. This means that for every \$1 in CDBG funds expended on an activity \$11.76 in other funds were expended, and for every \$1 in HOME funds expended \$1.34 in other funds were expended.

It is important to note that the leveraging ratio is down from the prior year 1:16 CDBG and 1:8 HOME. This is explained by the multi-year approach to several large HOME



funded projects, such as \$650,000 for Lake Ridge Commons, \$300,000 for New Brooklyn Homes, which are anticipated to leverage \$7.6 and \$5.5 million dollars in other funds when they are completed in the next year. This example demonstrates how the multi-year strategy enables the City to participate in multiple large scale projects and better leverage HOME and CDBG funds.

Table 1 Leverage Funds

<b>Leveraged Funds 2009-10</b>			
<b>Activity</b>	<b>CDBG</b>	<b>HOME</b>	<b>Total</b>
Housing	\$ 2,991,142.00	\$ 1,198,546.77	\$ 4,189,688.77
Economic Development	\$ 60,773.24		\$ 60,773.24
Public Services	\$ 12,655,388.64		\$12,655,388.64
Public Facilities	\$ 2,138,307.36		\$ 2,138,307.36
Administration	\$ 42,433.07	\$ 69,610.48	\$ 112,043.55
<b>Total</b>	<b>\$ 17,888,044.31</b>	<b>\$ 1,268,157.25</b>	<b>\$19,156,201.56</b>

## Managing the Process

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 3 CAPER Managing the Process response:

Community development staff members attended training on CDBG and HOME Program requirements. Staff members use HUD guidelines and other resource materials to ensure compliance with program and comprehensive planning requirements.

The city uses a request for proposals (RFP) to solicit projects and programs for CDBG and HOME funds. Applicants must describe how the proposed project or program meets HUD national objectives and eligible activities, as well as how the proposals addresses the priorities identified in the Five-Year Consolidated Plan. Staff members review the proposals using HUD guidelines to ensure that the projects or programs meet national objectives, are eligible activities, and address priority needs in the Consolidated Plan.

Recommended projects and programs are included in the Annual Action Plan and submitted to the public for comment and to City Council for adoption. Upon HUD acceptance of the Annual Action Plan a scope of work, budget and standard program requirements are incorporated into funding agreements with sub-recipients, contractors, and/or developers. Funding is provided on a reimbursement basis. To receive funds each sub-recipient must support its reimbursement requests with invoices, payroll information, quarterly progress reports, and an annual audit. Agencies not in compliance will have their reimbursement withheld.

A 2009 survey of community-based agencies was used to ascertain the needs and priorities within the community for use in drafting the Annual Action Plan. Other plans and studies are reviewed to gather pertinent information about community development needs, issues, and trends. Finally, consideration is given to input and information gathered throughout the year through community development staff members' participation on various agencies.

### **Citizen Participation**

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

\*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year 3 CAPER Citizen Participation response:

The availability of the draft PY2009-10 CAPER for comment was advertised on the internet and in the Wilmington Star News newspaper on September 3, 2010. Copies of the draft were made available through the Community Development Division, City Clerk's and City Manager's Office and on the City website.

### **Institutional Structure**

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Program Year 3 CAPER Institutional Structure response:

In Wilmington, as in most cities, housing is made available in response to market demand. The gap in the Wilmington market is the availability of affordable housing, rental and homeownership, for households below 80 percent area median income. The market delivery system for housing consists of the private sector and the public sector. In order to address the need for affordable housing the City of Wilmington works closely

with the private sector and the non-profit and public sector to leverage our resources. Community development staff members continue to improve efficiency and effectiveness by seeking partnerships, leveraging funding, and building networks among various public and private housing providers, such as area banks, the Wilmington Housing Authority, Wilmington Regional Association of Realtors, Habitat for Humanity, Cape Fear Community Housing Land Trust and AMEZ Housing Development Corporation to name a few.

### **Monitoring**

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
  - a. Describe the effect programs have in solving neighborhood and community problems.
  - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
  - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
  - d. Indicate any activities falling behind schedule.
  - e. Describe how activities and strategies made an impact on identified needs.
  - f. Identify indicators that would best describe the results.
  - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
  - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
  - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

#### **Program Year 3 CAPER Monitoring response:**

Community development compliance staff and finance staff members conducted site visits to every housing and community development project funded by CDBG and HOME. Follow-up letters were prepared for each visit; any problem areas were identified with recommendations to mitigate. Additional site visits were scheduled as needed to verify progress in addressing any concerns or findings. Sub-recipients were also required to provide quarterly reports which were reviewed by staff and followed-up as needed.

Community Development staff recommended fair housing training to agencies and requested leases to be updated to include the proper language; in addition demographic information submitted by the agency may not be properly collected as some agencies are



not selected a race only the ethnicity; insisting that the persons are Hispanic only. The quarterly reports are being updated to include a collection for those that refuse to select a race in addition to the ethnicity to ensure we are properly collecting the correct demographics for the Hispanic populations.

#### Self Evaluation:

Below are the priority community needs identified in the Five-year Consolidated Plan and an evaluation of progress made in PY2009-10 in meeting these needs.

##### Affordable Rental Housing –133 units in progress

Funds were allocated to support the development 133 new affordable rental units. In order to maximize entitlement resources and take advantage of opportunities to partner with projects seeking funding the City the FY 09-10 Annual Plan recommended funding for projects over two year contingent upon the receipt of future entitlement funds. Therefore, the funds allocated for projects in FY09-10 support projects that will not, in most cases, break ground until FY10-11. A new loan program was initiated in FY09-10 to provide funding for small developers seeking to rehabilitate or construct one to two rental units. In addition, funds were allocated to support two tax credit projects – 48 units Taylor West, and 75 elderly units Middle Grove. Finally, eight units will be constructed for disabled using NCHFA I-400 funds along with HOME funds. More affordable rental projects are needed.

##### Increase the Stock of Affordable Housing –11 units sold; 11 units in progress

Four units of affordable housing will be developed on sites at Corbett Street with the completion of the infrastructure funded in FY09-10. AMEZ Housing Development Corporation rehabilitated or constructed two additional units in FY09-10. AME Zion HDC has sold five of six units constructed over the past three years to lower income families. Currently, AMEZ is actively marketing two units. Cape Fear Housing Land Trust (CFHLT) in partnership with Habitat for Humanity acquired property to develop up to six units of affordable housing; and will also be rehabilitating and selling two properties conveyed by the City. Cape Fear Regional CDC (CFRCDC) sold one unit after a long period on the market. In FY09-10 eight of the 32 homes at Cornerstone were sold to low-to-moderate income households. The economic recession has slowed the progress in constructions and selling these homes.

##### Permanent Supportive Housing for Extremely Low Income and Low Income – 23 vouchers

The Tenant Based Rental Assistance program provides permanent supportive housing for extremely low income and low income households. TBRA was designed to work in partnership with the Southeastern Mental Health Supportive Housing initiatives to allow homeless families to have access to decent housing and receive supportive services to address other needs, such as health, job skills, and employment. However, in FY09-10 changes in mental health programming made it impossible to require voucher holders to

maintain connection with case workers and supportive services. This change seriously hampers the programs' likely success and continuation.

Foster Affordable Workforce Housing – 31 loans

The City's Homeownership Opportunities Program (HOP) provided 31 loans to low and moderate income households. This program is a resource for working families earning up to 120 percent of the Area Median Income. Thus far policy recommendations to encourage the inclusion of workforce housing in future development have not been drafted for consideration by City Council. In prior years City Council has appropriated general funds for use in the HOP program and to support grants for lead abatement, maintenance grants and other needs, these funds were not appropriate this FY.

Support Affordable Homeownership- 31 loans; 150 workshop attendees

The City's Homeownership Opportunities Program provided 31 loans to low and moderate income households. Potential homebuyers enroll in homebuyer education workshops offered two times each month. Workshop participants may secure financing from other sources. A barrier to homeownership for many families is poor credit. More recently, the economic recession, especially increasing unemployment, are barriers for lower income homebuyers. The HOP program is supporting affordable homeownership in the city by providing financing and education to individuals that might otherwise not become homeowners due to their income.

Preserve Long-Term Affordability of Housing Stock- 21grants; 10 loans

A consequence of limited available developable land in the city is the high land cost, which is a barrier to affordable housing. Housing owned by lower income residents, if not maintained, is at risk of being demolished and redeveloped into market rate housing, thereby reducing the affordable housing stock.

To address the long-term affordability the City supports the creation of a Community Land Trust. The Land Trust received 501(c)3 status in FY09-10. Unfortunately the acquisition of suitable, affordable, developable land has been a challenge. The Land Trust in partnership with Habitat for Humanity acquired a parcel that will be developed in six affordable houses.

To preserve the affordable housing stock the City offers grants and loans for maintenance and rehabilitation. Grants are made available to low income elderly homeowners who are at risk of losing their homes due to deferred maintenance. Proper maintenance of housing stock protects the quality of life and property value in city neighborhoods and fosters a diverse community.

Provide for Outreach, Assessment and Appropriate Supportive Services to Homeless-1966 individuals

Although discharge agreements exist with several health, mental health and other institutions serving homeless individuals there is no local organization to enforce the agreements. Wilmington's homeless service providers continue to receive individuals discharged from various institutions. Continued reductions in funding and services

through state mental health institutions are also a barrier to providing appropriate supportive services to homeless. Nonetheless, 1966 individuals received services through agencies funded with CDBG funds.

Provide emergency shelter-1303 individuals

The City continues to support emergency shelters to serve homeless individuals and families. In addition to CDBG and HOME funds, the City provides general funds to support homeless shelters and the 10 Year Plan to End Chronic Homelessness. This plan identifies the needs, barriers, and strategies to address chronic homelessness in the three county area.

Provide Transitional Housing for Homeless – 26 beds; 12 units; 40 beds in progress

Victims of domestic violence and ex-offenders are included in special populations benefiting from transitional housing assistance with supportive services. The goal is to move these at-risk individuals into safe and productive lives within the community. Providing decent housing and supportive services also enhances the quality of life for the community at-large through reduced recidivism of ex-offenders.

Focus on Revitalizing Neighborhoods and Providing Services to Residents

Improvements to facilities serving the public help create a more suitable living environment for residents in low-to-moderate income neighborhoods within the city. To that end, CDBG funds were used for renovations to the Community Boys & Girls Club, Brigade Boys & Girls Club, Domestic Violence Shelter and East Coast Solutions. Phoenix Employment Ministries will carry-over funds to the next year in response to a possible expansion in the scope of the project.

Funds were also allocated to rehabilitate an old City garage for reuse as a NorthSide Arts Education and Community Center. This project, like the aforementioned multiunit rental projects, was recommended for multi-year funding. Fund raising and the lack of resources continue to be a barrier to community development initiatives.

The Brooklyn Arts Center (BAC) project was amended in FY09-10 to change the objective from low moderate benefit to elimination of slum and blight within a NRSA. This will allow more options for the eventual reuse of the BAC. As of the end of FY09-10 the BAC is under contract for sale.

**Lead-based Paint**

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 3 CAPER Lead-based Paint response:

Lead-based paint can be found in homes built before 1978, when it was banned for residential use, and it is very common in housing built before 1950. This includes almost

all the homes rehabilitated with CDBG or HOME funds. In operating these programs, the City makes the assumption that lead-based paint will be present. The staff takes appropriate precautions to safeguard the health of occupants and workers.

The following activities took place during the program year:

Staff conducted 71 inspections of properties with the potential of a lead-based paint hazard. Ten (10) cases were determined to require a lead-based paint test with a risk assessment. During 2009-10, three LBP grant were completed.

New regulations (RRP) from the adopted by the State of North Carolina have required additional training and certifications be obtained by staff and both Rehabilitation Specialist have received the training and required certifications, as well as the City of Wilmington. Contractors on the City's List of contractors eligible to perform rehabilitation work in target housing and child occupied facilities have also received this training and certifications.

All Wilmington properties built prior to 1978 have LBP hazard potential. During the “final specifications” process, a risk assessment is performed to determine the presence of lead hazards. A number of cases do not get to the testing stage due to various reasons, i.e., client decides not to purchase the property (HOP), cost of rehabilitation is too great, and other disqualifying factors.

Obstacles that the City rehabilitation staff encountered with lead-based paint include the extreme cost to abate some homes, excessive time involved to complete specifications requiring risk assessment, and contractors who are slow to incorporate their lead training and techniques into their on-the-job performance requirements.

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## HOUSING

### Housing Needs

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 3 CAPER Housing Needs response:

In January 2002, the city started the Wilmington Affordable Housing Coalition (AHC), now the Affordable Housing Coalition of Southeastern North Carolina. The City continues to provide staff support to this effort. Membership includes individuals from the non-profit and private sector, including affordable housing and supportive services providers, lenders, developers, and local government representatives.

The AHC initiated the affordable rental housing website “capefearhousing.org.”. In addition, the Coalition was instrumental in the creation of the Cape Fear Housing Land

Trust and the regional 10 Year Plan to End Chronic Homelessness. The AHC conducted its second annual Housing Summit in April 24, 2009. Ongoing activities include the "affordablehousingcoalition.com" website, brochure, and advocacy efforts.

Origination fees collected by the City, when Home Ownership Pool loans are closed, are used to help offset the cost to provide training for potential homeowners. City housing counselors conducted 16 Homeownership classes and trained 150 individuals.

### **Specific Housing Objectives**

1. Evaluate progress in meeting specific objective of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.

#### **Program Year 3 CAPER Specific Housing Objectives response:**

Worst case housing needs are defined by HUD as low-income renter households who pay more than half their income for rent, live in seriously substandard housing (which includes homeless people) or have been involuntarily displaced. The Wilmington Housing Authority (WHA) is primarily responsible for addressing "worse case needs" in the City of Wilmington. WHA maintains 1,234 units of public housing and 1,722 Section 8 vouchers. According to the WHA 2009 Annual Plan there are 3,557 families on the waiting list for Section 8 vouchers, and 1,071 families on the waiting list for public housing. WHA is not considered a troubled agency by HUD.

In addition to the aforementioned WHA rental housing, the City provided up to 25 vouchers for homeless households through the Tenant Based Rental Assistance Program, which is administered by the WHA.

Affordable rental housing for lower income households is addressed through several housing objectives. Sixteen individuals with disabilities are housed by The Arc of North Carolina rental project; 96 elderly households receive safe decent affordable rental housing in the Robert R. Taylor Senior Homes, and 48 lower income families rent apartments at The Pointe at Taylor Estates. Victims of domestic violence, who are presumed homeless, will have continued access to affordable rent at the 12 unit Willow Pond project which was rehabilitated in FY2009-10.



The City supported affordable homeownership with a number of strategies, including funding to construct infrastructure for the development of four units of affordable housing by Habitat for Humanity, two units of housing for homeownership to be built or rehabilitated by CHDO's, and 31 loans to homebuyers through the City's Homeownership Opportunities Program. Further, the Cape Fear Housing Land Trust acquired non-profit status and made progress, in partnership with Habitat for Humanity, to complete the acquisition of land for development of six units of affordable housing, along with the rehabilitation/reconstruction of two foreclosed properties conveyed by the City.

Emergency repair grants are provided to homeowners, by the City, through the Limited Assistance Grant program to cost-burdened homeowners to eliminate or correct health or safety risks to their homes. The CDD housing rehabilitation loan programs also serves this population. Seventeen families were served through emergency repair grants in FY09-10; ten households received housing rehabilitation loans, eight of those were elderly.

Of the 67 homeowner households assisted during 2009-10, 30 were extremely low or very-low income. Concurrently, of the 188 renter families assisted 183 were extremely low or very-low income, and 131 of these renters were elderly and/or disabled. Tables 2 and 3, shows a breakdown of these income groups by housing program.

TABLE 2a – Income of Families Served in Housing Programs Funded with CDBG, HOME, Revolving Funds or City General Funds FY 2009-10

INCOME CATEGORY	EMERGENCY REPAIR	REHAB	NEW CONSTRUCTION CHDO'S NONPROFIT*	HOP LOANS	TOTAL
<b>Owners</b>					
Non-Elderly					
0 - 30%	2				2
31 - 50%	3	1	7	2	14
51 - 80%	3	1	1	12	17
80%					
>80%				17	17
<b>Total Non-Elderly</b>	<b>8</b>	<b>2</b>	<b>8</b>	<b>31</b>	<b>50</b>
Elderly					
0 - 30%	4	2			6
31 - 50%	4	4			8
51 - 80%	1	2			3
>80%					
<b>Total Elderly</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>17</b>
<b>Total Owners</b>	<b>17</b>	<b>10</b>	<b>9</b>	<b>31</b>	<b>67</b>
Disabled					
0 - 30%	2				2
31 - 50%	2			1	3
51 - 80%	3				3
<b>Total Disabled</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>8</b>

\* CHDO'S, AMEZ, Habitat for Humanity, HOP: Home Ownership Pool

TABLE 2b Income of Families Served in Rental Housing Programs Funded by HOME FY2009—10

INCOME CATEGORY	THE POINTE AT TAYLOR ESTATES	ROBERT R. TAYLOR SENIOR HOMES	FIRST FRUIT MINISTRIES	WILLOW POND	HOPEWOOD	THE ARC	TOTAL
<b>Renter</b>							
0 – 30%	9	31	24	17	16	27*	124
31 – 50%	27	21	0	0	1	0	49
51 – 80%	21	53	0	0	0	0	74
81%	0	0	0	0	0	0	0
<b>Total Renter</b>	<b>57</b>	<b>105</b>	<b>24</b>	<b>17</b>	<b>17</b>	<b>27</b>	<b>247</b>
Disabled	9	32	13	6	17	27	104
Elderly	2	60	0	0	0	0	62
<b>Total Disabled/ Elderly</b>	<b>11</b>	<b>92</b>	<b>13</b>	<b>6</b>	<b>17</b>	<b>27</b>	<b>166</b>

\* The ARC data from on-site monitoring visit HMIS data, and Income Verification  
0-30 % = Extremely Low Income; 31-50 % = Very Low Income; 51-80 % = Low Income;  
80 % = Moderate Income; >80 % = Above Moderate Income

**Table 3 - Housing Production Targets for 2007-12**

<b>Income Level:</b>	<b>Five-Year Goals</b>	<b>2007-08 Accomplished</b>	<b>2008-09 Accomplished</b>	<b>2009-10 Goals</b>	<b>Accomplished 2009-10</b>
<b>Homeowner Loans</b>	<b>Loans</b>	<b>Loans</b>	<b>Loans</b>	<b>Loans</b>	<b>Loans</b>
Low- & Moderate-Income	120	12	14	24	14
Elderly					
Homeless	0		1		1
Disabled					
<b>SUB-TOTAL</b>	<b>120</b>	<b>12</b>	<b>14</b>	<b>24</b>	<b>14</b>
<b>Rehabilitation CDBG &amp; HOME* Loans/Grants</b>	<b>Loans</b>	<b>Loans</b>	<b>Loans</b>	<b>Loans</b>	<b>Loans</b>
Low- & Moderate-Income	165	22	8	33	10
Elderly	0	16	4		8
Homeless	0				
Disabled	0	7	2		
<b>SUB-TOTAL</b>	<b>165</b>	<b>22</b>	<b>8</b>	<b>33</b>	<b>10</b>
<b>Continuum of Care Rental</b>	<b>Units</b>	<b>Units</b>	<b>Vouchers (TBRA)</b>	<b>Vouchers (TBRA)</b>	<b>Vouchers (TBRA)</b>
Low- & Moderate-Income	125	24	22	25	23
Elderly	0	1			
Homeless	0	15	22		23
Disabled Homeless	0	8			
<b>SUB-TOTAL</b>	<b>125</b>	<b>24</b>	<b>22</b>	<b>25</b>	<b>23</b>
<b>Rental Rehabilitation</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	11	0	0	3	0
Elderly	0	0	0		
Homeless	0	0	0		
<b>SUB-TOTAL</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>
<b>NEW CONSTRUCTION – SF CHDO'S</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	50	1	2	10	0
Elderly	0	0			
Disabled	0	0			
<b>SUB-TOTAL</b>	<b>50</b>	<b>1</b>	<b>2</b>	<b>10</b>	<b>0</b>
<b>NEW CONSTRUCTION – SF NON PROFIT</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	32	12	11	7	8
Elderly	0	1			
Disabled	0	0			
<b>SUB-TOTAL</b>	<b>32</b>	<b>12</b>	<b>11</b>	<b>7</b>	<b>8</b>
<b>MULTI-FAMILY NEW CONSTR.</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>	<b>Units</b>
Low- & Moderate-Income	144	0	144	29	0
Elderly	0		96		
Homeless	0		0		
Disabled	0		0		
<b>SUB-TOTAL</b>	<b>144</b>	<b>0</b>	<b>144</b>	<b>29</b>	<b>0</b>
<b>GRAND 5-YEAR TOTAL</b>	<b>647</b>	<b>62</b>	<b>201</b>	<b>131</b>	<b>56</b>



**TABLE 4– HOP ACCOMPLISHMENTS 2009-10**

<b>Address</b>	<b>General Fund HOP</b>	<b>CDBG Fund HOP</b>	<b>HOME Fund HOP</b>	<b>Other Funds</b>
609 S 7 <sup>th</sup> Street	\$41,370			\$ 96,530
1005 Turgot Lane	\$56,520			\$131,880
928 S 10 <sup>th</sup> Street	\$29,700			\$ 69,300
805 Rosemont Avenue	\$42,300			\$ 98,700
605 Sharease Court	\$40,950			\$ 95,550
1723 S 41 <sup>st</sup> St, Unit C	\$35,850			\$ 83,650
2219 Brandon Road	\$48,000			\$112,000
311 N 2 <sup>nd</sup> Street	\$41,700			\$ 97,300
2304 Jefferson Street	\$42,000			\$ 98,000
1511 Hooper Street	\$52,500			\$122,500
154 Lullwater Dr, #B	\$36,900			\$ 86,100
109 Yorkshire Lane	\$60,000			\$140,000
3822 Antelope Trail	\$48,000			\$112,000
2308 Wrightsville Ave, #202	\$30,720			\$ 71,680
2046 Jackson Street	\$48,300			\$112,700
1602 Ann Street	\$38,850			\$ 90,650
213 Kelly Road	\$52,500			\$122,500
3631 Winston Boulevard			\$64,000	\$ 96,000
1413 Parmele Drive			\$66,000	\$ 99,000
920 Turgot Lane			\$69,600	\$104,400
2005 Muirfield Court			\$53,200	\$ 79,800
5025 Oleander Drive			\$49,732	\$ 74,598
815 Walnut Street			\$31,400	\$ 47,100
402 Forest Park Rd, Unit C			\$43,200	\$ 64,800
4809 Franklin Avenue		\$46,000		\$ 69,000
932 S 10 <sup>th</sup> Street		\$30,200		\$ 45,300
2141 Van Buren Street		\$45,600		\$ 68,400
1202 S 6 <sup>th</sup> Street		\$40,800		\$ 61,200
1115 Davis Sound Lane		\$49,600		\$ 74,400
607 McRae Street		\$21,400		\$ 32,100
1041 S 8 <sup>th</sup> Street		\$32,000		\$ 48,000
<b>TOTAL:</b>	<b>\$746,160</b>	<b>\$265,600</b>	<b>\$377,132</b>	<b>\$2,705,138</b>

## **Public Housing Strategy**

1. Describe actions taken during the last year to improve public housing and resident initiatives.

Program Year 3 CAPER Public Housing Strategy response:

The Housing Authority of the City of Wilmington continued to make significant strides in enhancing the quality and quantity of the affordable housing options it offers throughout the 2009-2010 fiscal year. Led by Chief Executive Officer, Michael J. Krause, Esq., priorities were established to ensure significant enhancements were made to its current public housing portfolio while plans were made for the development of new construction projects to meet the ever increasing needs of the community.

Below are some of the significant milestones for the Wilmington Housing Authority in its 2009-10 fiscal year.

- Four hundred fourteen (414) applications for public housing were accepted. Eighty-five (85) families leased apartments.
- Significantly improved HUD's Real Estate Assessment Center (REAC) scores which measure each public housing development's physical condition. Overall, scores improved by an average of 11.8 percentage points from 2009's scores.
- The WHA assisted 11 families in achieving homeownership. The Individual Development Account program was utilized to help one of these families.
- A \$6.7 million tax credit grant was awarded by North Carolina Housing and Finance Agency (NCHFA) in August, 2009 for the construction of 48 units of conventional public housing at Robert R. Taylor. A formal groundbreaking ceremony was held on March 26, 2010.
- Awarded a Department of Labor YouthBuild grant for \$800,000. Twenty-nine (29) youth between the ages of 16-24 were enrolled in November, 2009.
- Received \$3,055,056 in ARRA Capital Funds used to significantly renovate/modernize sixty (60) units of public housing in the Creekwood South development.
- Awarded a \$508,580 I-400 grant by NCHFA for fund, in part, the construction of eight (8) units of permanent supportive housing.
- Worked with WAVE transportation to provide better access to public housing residents resulting in an additional route being implemented.
- Received a \$240,000 Resident Opportunities and Self Sufficiency (ROSS) grant from the Department of Housing and Urban Development to be used to fund the salary of a position primarily responsible for the coordination of resident programming that promotes self sufficiency.
- A 4% Low Income Housing Tax Credit application was submitted that will fund 40% of the renovation work being planned for Rankin Terrace.
- Glover Plaza is in the midst of a nearly \$1.2 million energy efficiency upgrade funded through the Green Retrofit Program grant.

- Significant renovation work is now underway at Solomon Towers. The completed project should total in excess of \$3 million.

Additionally, WHA contracts with the Wilmington Police Department to ensure full-time police officers are assigned to work exclusively in and around WHA neighborhoods.

### **Barriers to Affordable Housing**

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 3 CAPER Barriers to Affordable Housing response:

The 2009-10 Annual Action Plan identified several barriers to affordable housing and proposed strategies to attend to some of these barriers. Below is a summary of actions taken and progress made in addressing these barriers.

- The lack of affordable rental housing for lower income families, elderly and disabled people is a barrier to affordable housing. Leveraging other funds to maximize the resources available to increase the stock of affordable rental units is one strategy to address this barrier. Several projects supported by the City effectively leveraged tax credits and other financing, such as the RHA Health Services project- Greenville Trace, and the HEO- Taylor West project. The RHA-Middle Grove (formerly known as Wind Song) project did not receive tax credits in FY09-10; however, another low/moderate income rental housing developer acquired the site and applied for a similar tax credit project. City Council reprogrammed funding (\$650,000) to this project- Lake Ridge Commons.
- Availability of affordable land is a major barrier to affordable housing. Subsidizing nonprofit housing developers to purchase property and build single-family, stand-alone homes has become increasingly expensive. The City will look more toward providing financial incentives for projects with multiple units. This could be accomplished through funding one facet of the project, such as acquisition, infrastructure or impact fees. The City continues to support the Cape Fear Housing Land Trust, through both administrative, housing delivery funding. In addition, City Council conveyed two foreclosed properties to the Land Trust for rehabilitation and sale to low/moderate income households using the land trust model.
- The cost of addressing lead-based paint (LBP) hazard control remains an issue for rehabilitation of housing constructed before 1978. General funds for lead abatement grants was not appropriated in the FY09-10 or 10-11 budget. During FY09-10, the available general funds were depleted. In an attempt to offset some of the lead control costs, the City partnered with the NC Department of Environment and Natural Resources in lead-based paint control grant. The grant provides an average of \$8,000 per unit for lead hazard control compared to the \$20,000 general fund grants. Another limitation of the NCDENR grant is the requirement that funds only be used

in low/moderate income households where children ages 6 and under are present. Many of the traditional applicants for the City's rehab loans are elderly and do not have young children in the household.

- While affordable housing for extremely low income individuals and families is the City's greatest need, the demand for Section 8 housing vouchers far exceeds the supply provided by HUD. In FY09-10 the City provided additional vouchers for homeless households through a Tenant Based Rental Assistance program, administered by the Wilmington Housing Authority. Unfortunately, changes in mental health programming removed the requirement for voucher holders to maintain contact with case workers who provided and monitored supportive services. The TBRA model for permanent supportive housing does not work without this component.
- The lack of education and marketing continues to be a barrier to affordable housing. The City will continue to support the efforts of the Affordable Housing Coalition for Southeast North Carolina, especially the Annual Housing Summit, and educational efforts of the City of Wilmington in partnership with Wilmington Regional Association of Realtors. In addition, during FY09-10 a Homeowner Opportunities Program (HOP) Certified Brokers Program was initiated. The HOP Certified Brokers Program is designed to educate realtors about the City's housing programs and to foster a network of dedicated real estate professionals to refer to low-to-moderate homebuyers.
- The current economic recession is a barrier to affordable housing. The lack of access to credit for developers is an impediment to the construction of new units of affordable housing, both rental and homeownership. This problem also impacts those seeking financing for rehabilitation projects as well. Further, the increasing number of foreclosed and abandoned houses threatens neighborhood stability and home values. Moreover, rising unemployment increases the number of households in need and erodes confidence among those in a position to develop or purchase housing. Finally, state and local governments are experiencing a decline in revenues which reduces the resources available to support community development initiatives and services. That said, the decrease in home prices, increase in available housing stock, coupled with the \$8,000 tax credit for first time homebuyers created an opportunity for low-to-moderate households to find housing that would have been unaffordable in prior years.
- A voluntary density bonus program was implemented to encourage the development of affordable housing in return for increase density. However, as a voluntary program there is no requirement for developments to include affordable housing.
- HUD no longer assists with financing, through the Continuum of Care, for transitional housing. This is a barrier to affordable housing. The City continues to support transitional housing with funding for the M. E. Roberts Transitional Living Facility and Willow Ponds projects. Concurrently, CDBG and General Funds are

used to support transitional and emergency shelter programs provided by LINC, Good Shepherd, Domestic Violence Services and Shelter, and Coastal Horizons.

### **HOME/ American Dream Down Payment Initiative (ADDI)**

1. Assessment of Relationship of HOME Funds to Goals and Objectives
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
  - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
  - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
  - a. Detail results of on-site inspections of rental housing.
  - b. Describe the HOME jurisdiction's affirmative marketing actions.
  - c. Describe outreach to minority and women owned businesses.

Program Year 3 CAPER HOME/ADDI response:

#### Assessment of HOME funds to Goals and Objectives

HOME projects fell into the following HOME-eligible HOME ACTIVITY TYPES: (1) housing rehabilitation; (2) homebuyer activities; (3) rental housing; and (4) tenant based rental assistance.

Below is a summary of progress made using HOME funds:

- Seven low income homebuyers received HOP- HOME financing to purchase a home
- One of two houses being rehabilitated by AMEZ- CHDO completed and on the market for sale to low-to-moderate income homebuyers.
- One of six houses constructed by AMEZ- CHDO remains on the market for sale to low-to-moderate income homebuyers. Houses constructed over past three years.
- Twenty-three TBRA housing vouchers to homeless households
- One house rehabilitated by CFRCDC-CHDO sold to low-to-moderate income homebuyer
- Eight of 32 newly constructed homes sold by Habitat for Humanity-Cornerstone Cottages to low-to-moderate income homebuyers. Project to date 27 of 32 units sold.
- Rental Incentive Loan Program initiated; one loan in process at year-end.

- Eight units of affordable rental housing for disabled secured matching financing, construction to begin fall of 2010.
- Land acquired for Cape Fear Housing Land Trust/Habitat for Humanity, Gideon Point project to develop six units of affordable housing under the land trust model.

**TABLE 5a– Income of Families Served in  
Housing Programs Funded with HOME FY 2009-10**

<b>INCOME CATEGORY</b>	<b>NEW CONSTRUCTION CHDO'S NONPROFIT*</b>	<b>HOP LOANS</b>	<b>TOTAL</b>
<b>Owners</b>			
Non-Elderly			
0 - 30%			
31 - 50%	7		7
51 - 80%	1	7	8
80%			
<b>Total Non-Elderly</b>	<b>8</b>	<b>7</b>	<b>15</b>
Elderly			
0 - 30%			
31 - 50%			
51 - 80%			
>80%			
<b>Total Elderly</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total Owners</b>	<b>8</b>	<b>7</b>	<b>15</b>
Disabled			
0 - 30%			
31 - 50%			
51 - 80%			
<b>Total Disabled</b>	<b>0</b>	<b>0</b>	<b>0</b>

\* CHDO'S- AMEZ; Non-Profit- Habitat for Humanity; HOP: Home Ownership Pool

**TABLE 5b Income of Families Served in Rental Housing Programs  
Funded by HOME FY2009—10**

<b>INCOME CATEGORY</b>	<b>THE POINTE AT TAYLOR ESTATES</b>	<b>ROBERT R. TAYLOR SENIOR HOMES</b>	<b>FIRST FRUIT MINISTRIES</b>	<b>WILLOW POND</b>	<b>HOPEWOOD</b>	<b>THE ARC</b>	<b>TOTAL</b>
<b>Renter</b>							
0 – 30%	3	10	24	39	62	35	173
31 – 50%	3	4			3		10
51 – 80%	3	2					5
81%							
<b>Total Renter</b>	<b>9</b>	<b>16</b>	<b>24</b>	<b>39</b>	<b>65</b>	<b>35</b>	<b>188</b>
Disabled	2	2	13	6	65	33	121
Elderly	1	9					10
<b>Total Disabled/Elderly</b>	<b>3</b>	<b>11</b>	<b>13</b>	<b>6</b>	<b>65</b>	<b>33</b>	<b>131</b>

The ARC data from on-site monitoring visit HMIS data, and Income Verification  
0-30 % = Extremely Low Income; 31-50 % = Very Low Income; 51-80 % = Low Income;  
80 % = Moderate Income; >80 % = Above Moderate Income

\*Projects in HOME affordability period



Table 6– Summary of HOME

Project	HOME Funded Activities FY 2009-2010	HOME Funds Available From Prior Years	Total Available HOME Funds FY 2009-2010	HOME Expended FY 2009- 2010	\$ Expended From Other Sources
Habitat - Corbett Street	\$ -	\$ 242,440.00	\$ 242,440.00	\$115,170.83	\$ 20,940.77
Habitat - Gideon Point	\$ -	\$ 220,000.00	\$ 220,000.00	\$219,639.49	
CHDO's	\$ 99,000.00	\$ 116,294.00	\$ 215,294.00	\$ -	\$ -
AME Zion-CHDO	\$ -	\$ -	\$ -	\$ -	\$ 133,775.08
CDC-CHDO	\$ -	\$ -	\$ -		\$ -
Housing Rental Rehab Loans	\$ 129,541.00	\$ -	\$ 129,541.00	\$ -	\$ 15,000.00
Housing Rehab	\$ 25,000.00	\$ 2,922.12	\$ 27,922.12	\$ -	\$ -
HOP	\$ 243,700.00	\$ 145,540.00	\$ 389,240.00	\$377,132.00	\$ 565,698.00
WHFD-Construction/CHDO	\$ -	\$ 38.70	\$ 38.70	\$ -	\$ -
Downpayment Assistance	\$ -	\$ 776.98	\$ 776.98	\$ -	\$ -
Administration-GF	\$ 60,000.00	\$ -	\$ 60,000.00	\$ 60,000.00	\$ 69,610.48
Administration-Other	\$ -	\$ 16,643.75	\$ 16,643.75	\$ 15,115.75	\$ -
Administration-Land Trust	\$ 10,000.00	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 43,874.19
TBRA	\$ 172,721.00	\$ 33,618.47	\$ 206,339.47	\$122,578.50	\$ -
Non-CHDO Housing - RHA	\$ 87,500.00	\$ -	\$ 87,500.00	\$ -	\$ -
WHIN - Willow Pond	\$ -	\$ 188,752.00	\$ 188,752.00	\$ 26,545.44	\$ -
TCG - Lake Ridge Commons	\$ 50,000.00	\$ 300,000.00	\$ 350,000.00	\$ -	\$ -
Total	\$ 877,462.00	\$ 1,267,026.02	\$2,144,488.02	\$946,182.01	\$ 848,898.52

NOTE: Other sources are those funds from other sources specifically related to HOME projects.



Table 7

## HOME MATCH REPORT

### Total HOME Match Credit FY 2009-10

Total Yield Forgone on HOP GF Loans	\$ -
Total Maintenance Grant Match Expenditures	\$ 5,000.00
Total Lead-Based Grant Match Expenditures	\$60,965.00
Total Community Partnership Grant Match Expenditures	\$ 6,119.35
Total Match Credit FY 2009-10	<u>\$72,084.35</u>

All FY 2009-10 match expenditures were from the General Fund

1. Excess Match From Prior Federal Fiscal Year	\$ 838,527.11
2. Match Contributed During Current Federal Fiscal Year	\$ 72,084.35
3. Total Match Available for Current Federal Fiscal Year	\$ 910,611.46
4. Match Liability for Current Federal Fiscal Year	\$ 90,174.66
5. Excess Match Carried Over to Next Federal Fiscal Year	\$ 820,436.80

### On-Site Inspections

All agencies were monitored and included on-site inspections for compliance with applicable codes and are in compliance, ARC of NC and Hopewood inspections revealed minor repairs that are pending re-inspection and Willow Pond is currently a HOME assisted rehabilitation project. All agency monitoring included a random selection of files that were inspected, files were inspected for disclosures, income verification, demographics, rents, proper rental terms and contracts and found to be in compliance, with a request to update the lease for Hopewood to include updated fair housing language.

ARC of NC*	February 2010	16 Units
Hopewood**	February, 2010	16 Units
Habitat Cornerstone	February 2010	15 Units
VOA Willow Pond	March, 2010	12 Units

The following properties were monitored by desk inspection and were in compliance; these properties are subject to unit inspection in the fiscal year 2010-2011.

Property	Date of Inspection	Number of Units
The Pointe	April, 2010	48 Units
Taylor Senior	April, 2010	96 Units
First Fruit Ministries	August, 2009	9 Units

### Affirmative Marketing

The City of Wilmington Citizen Participation Plan prescribes the actions for consulting with, informing and soliciting comments and input from citizens in the planning, preparation, and amendment of community development plans and evaluations.

In order to ensure that we engage the participation of minorities and women in the development, implementation and evaluation of community development programs and initiatives the City maintains a database of community partner agencies, which represent and serve minority, women, and other special populations. These agencies are provided with information and updates to distribute to their respective constituencies concerning various community development programs. Community partners are invited to provide input through surveys, at public meetings, and hearings, as well as one-on-one consultation. In addition these agencies are regularly contacted to assess community need, ascertain issues of concern, and solicit participation in various community development programs.

The City of Wilmington continues efforts to foster non-discrimination and equal opportunity in housing. To that end, housing programs assisted with federal or local funds are made widely known through-out the community through advertising in local media outlets, as well as ongoing contact with community-based organizations, social service agencies, partnering banks and real estate professionals, the Wilmington Housing Authority, and area churches. The Fair Housing Logo is displayed on all Community Development housing and other materials.

#### MBE/WBE Outreach Efforts

The City of Wilmington has a comprehensive plan to address and enhance minority and women owned business enterprises. Below are the strategic steps as outlined in the plan:

- Work with minority-focused and small business groups that support MWBE and small business inclusion in the solicitation of bids. These groups include the Community Development Corporation (CDC), Small Business Technology Development Center (SBTDC) at the University of North Carolina at Wilmington, the Black Chamber of Commerce, the Hispanic Chamber of Commerce, the Community Action Group, Partners for Economic Inclusion, Greater Wilmington Chamber of Commerce, Wilmington Small Business Network, and others as they become available and known to the City.
- Link web sites where possible so those MWBE firms can gain broad access to bidding information, business development resources, and training opportunities.
- Place more emphasis on the importance of soliciting certified MWBE firms and small businesses for subcontracting opportunities at pre-bid conferences and in the bid documents. Examine specifications to identify special subcontracting opportunities and strongly encourage prime contractors to solicit bids for subcontracts from MWBE firms.
- Provide detailed information to majority contractors concerning the City's MWBE Policy and Procurement Policy and provide information on N.C.G.S. 143-129 by holding meetings with the contractors.
- Assess the effectiveness of the MWBE Program and identify opportunities to enhance it by evaluating MWBE participation and compliance and reviewing the "good faith efforts" provided in bid packages. Feedback will be given to bidders regarding their "good faith efforts" submitted in the bid packages.
- Identify subcontracting opportunities unique to each construction contract and project and concentrate heavily on targeting certified MWBE firms and small businesses that have expressed an interest in City of Wilmington projects. Identify these opportunities and contact interested businesses no later than 10 days prior to the bid opening and provide a list of prime contractors who are pre-qualified to bid on the project.
- Build new business relationships through networking and continue networking with other North Carolina cities and counties to find out how their Outreach Program and MWBE program is working and sharing "best practices" and ideas to improve the program.

- Participate in educational opportunities throughout the community through seminars and training sessions, to share the City's MWBE Program with interested businesses and organizations.
- Be visible through participation in trade shows and business organizations of interest to MWBE firms, majority contractors and small businesses, and provide information to the general public about the MWBE Program, and continue outreach efforts to the business community.
- Enhance the City's web page by better defining the MWBE policy, listing good faith efforts, and creating links to MWBE resources, and creating awareness of specific subcontracting opportunities.
- Make available to minority-focused agencies, a list of subcontracting opportunities when they are identified, no later than 10 days prior to the bid opening, and a list of prime bidders that subcontractors may wish to contact for subcontracting consideration.
- Review the feasibility of using a reciprocal certification program with other municipalities to "grow" our list of MWBE certified vendors because many of our contractors are from out of town.
- Purchasing staff will interview subcontractors during routine visits to construction sites to determine contractor compliance.
- Establish a database specifically for MWBE firms and majority contractors to ensure that those firms wishing to do business with the City have access to up to date information.
- Help build relationships between minority and majority contractors.
- Advertise in minority-focused media, upcoming bid opportunities.
- Work with Architects and Engineers to make subcontracting opportunities more noticeable and more easily understood by potential contractors and subcontractors.

## HOMELESS

### Homeless Needs

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

Program Year 3 CAPER Homeless Needs response:

In program year 2009-10 the City continued support for the 10-Year Plan to End Chronic Homelessness in the Cape Fear Region. Developed in 2007, the City of Wilmington led a collaborative effort with New Hanover County, Brunswick County and Pender County to develop the plan. The City provided \$50,000 in general funds to support the administration and implementation of the plan under the direction of the United Way of the Cape Fear Area. The plan focuses on strategies for prevention and engagement, services and support, and permanent housing. A number of projects funded through the City's CDBG and HOME programs have roots in the 10 Year Plan, including the Community Land Trust, and M.E. Roberts Transitional Living Facility.

The City addressed specific homeless needs through funding and support for the following activities:

- \$172,000 for 25 Tenant Based Rental Assistance Vouchers
- \$178,560 for rehabilitation of 12 units of transitional housing for domestic violence victims at Willow Pond apartments
- \$236,761 CDBG-R funds allocated to M.E. Roberts Transitional Living Facility
- \$90,000 Good Shepherd/Wilmington Interfaith Housing Network serving 1008 homeless individuals
- \$35,000 Domestic Violence Shelter serving 164 victims of domestic violence
- \$38,000 Leading Into New Communities work with 367 ex-offenders
- \$37,050 Coastal Horizons to serve 131 homeless youth

In addition to the aforementioned initiatives, the City continues to monitor First Fruit Ministries, which is still in its affordability period and serves 36 homeless. Likewise, the City monitors affordability at The Arc of North Carolina and Hopewood, both provide 16 units of permanent supportive housing.

### **Specific Homeless Prevention Elements**

1. Identify actions taken to prevent homelessness.

Program Year 3 CAPER Specific Housing Prevention Elements response:

The Tri-County Council has identified permanent housing as the highest need and recommends that chronically homeless individuals would be best served in a permanently supportive (housing) environment. The Tri-County area of New Hanover, Brunswick and Pender has one of the largest and most active homeless councils in the State. Members of the Council appear each year before the City Council to discuss their needs and plans. Beginning in 1996, the Tri-County Homeless Interagency Council developed its first strategic plan that engages primary stakeholders in the tri-county area, both public and private, in a coordinated effort to create a comprehensive system of care for homeless individuals and families, and those at risk of becoming homeless. The document is a working blueprint, subject to review and revision, as new housing capacity and services

are developed and as experience and research indicates new needs and opportunities for development and improvement.

The vision for combating homelessness in the tri-county area includes providing opportunities for individuals and families to attain maximum personal self-sufficiency and permanent housing through the design and implementation of a Continuum of Care for the homeless that is supported by the entire tri-county community. Available in the Council's Continuum of Care plan is a very detailed description of existing services for the prevention of homelessness, emergency shelters, transitional housing programs, needs of homeless individuals and families (including subpopulations), programs designed to help homeless people make the transition to permanent housing and independent living through building, renovation or leasing of permanent supportive housing units. The Council applies each spring for federal funding through the HUD Homeless Continuum of Care Super NOFA, which notifies its applicants in December each year of funding approval.

Programs funded at this time include transitional housing for homeless substance abusers, veterans, chronically homeless, and victims of domestic violence; Shelter plus care housing for homeless disabled persons; permanent supportive housing apartment complexes and scattered site permanent supportive housing leasing for chronically homeless people. Each year a new project of permanent supportive housing is submitted to HUD as part of the Homeless Continuum of Care application.

The Cape Fear United Way administers the Emergency Food and Shelter Program for the prevention of homelessness in New Hanover County. As part of the 10 Year Plan, the United Way, received an ARRA Homelessness Prevention and Rapid Re-housing grant of \$1.2 million for the three-county Cape Fear Area; continued management and operation of the *Make A Change* parking meter program to reduce panhandling and substance abuse and to divert previously panhandled funds to homelessness services agencies in Wilmington; expanded the recently created *Circles of Support* mentoring program for homeless people who obtain housing; continued efforts to improve the discharge process for hospital patients and ex-offenders. Additionally, United Way, as fiscal agent for the 10 Year Plan, was awarded a \$50,000 Blue Cross and Blue Shield of North Carolina Foundation *Health of Vulnerable Populations* grant that funds a benefits advocacy (SOAR) caseworker to represent homeless clients in obtaining Social Security Disability benefits, SSI, Medicare and Medicaid.

One domestic violence emergency shelter and several transitional housing programs provide short-term and long-term intervention to prevent homelessness. Southeastern Regional Mental Health Center addresses mental health issues for numerous low-income housing providers. Their counseling and treatment programs help the tenants in transitional and permanent housing from becoming homeless.

The City supports the efforts of the Tri-County Homeless Interagency Council to provide supportive and transitional housing, to implement the Continuum of Care, and to prevent homelessness in New Hanover and surrounding counties. The City is also very involved



in helping to develop a Homeless Management Information System (HMIS) for eastern North Carolina. The local HMIS group is very active in the statewide effort to have one consistent system. The City supports the local and statewide efforts.

### **Emergency Shelter Grants (ESG)**

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
  - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
  - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
  - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.
4. State Method of Distribution
  - a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.
5. Activity and Beneficiary Data
  - a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
  - b. Homeless Discharge Coordination
    - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
  - c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 3 CAPER ESG response:

The City of Wilmington does not receive ESG Grant.

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
  - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
  - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
  - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
  - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
  - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
  - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
  - a. Indicate how use of CDBG funds did not meet national objectives.
  - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
  - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
  - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
  - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons
  - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
  - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
- 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
  - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.
- 8. Program income received
  - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
  - b. Detail the amount repaid on each float-funded activity.
  - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
  - d. Detail the amount of income received from the sale of property by parcel.
- 9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
  - a. The activity name and number as shown in IDIS;
  - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
  - c. The amount returned to line-of-credit or program account; and
  - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
- 10. Loans and other receivables
  - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
  - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
  - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.
  - d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
  - e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

11. Lump sum agreements

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year

- a. Identify the type of program and number of projects/units completed for each program.
- b. Provide the total CDBG funds involved in the program.
- c. Detail other public and private funds involved in the project.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 3 CAPER Community Development response:

1. Assessment of Relationship of CDBG Funds to Goals and Objectives

- a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
- b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
- c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

CDBG project activities meet one of the HUD national objectives to 1) benefit low and moderate income persons or 2) prevent or eliminate slums and blight. Furthermore, the City utilized CDBG funds on eligible activities within the following categories: 1) housing, 2) public facilities and improvements and 3) public services. Specific objectives were funded and implemented by the City and our community partners to address the community development priorities identified in the City's Five-year Consolidate Plan. Below is a summary of progress on specific objectives:

- Ten Housing Rehabilitation/Repair Loans were closed with low-to-moderate income families
- Seventeen Emergency Repair Grants were made to low income elderly and/or disabled homeowners.

- Three Relocation Grants provided to homeowners participating in the rehabilitation program
- Thirteen nonprofit organizations received technical assistance to build organizational and governance capacity through contract with UNCW – Quality Enhancement for Nonprofit Organizations (QENO).
- Began rehabilitation of Community Boys & Girls Club gym and facilities serving over 600 youth in the NorthSide neighborhoods area. Project closeout expected in August 2010.
- Replaced gym and program area flooring at Brigade Boys and Girls Club serving over 425 youth. Project closeout expected in August 2010.
- Eight homes sold to low income homebuyers as a result of funding for Habitat for Humanity Cornerstone project development of 32 units of affordable housing
- Over 1000 homeless individuals received supportive services and shelter with Good Shepherd/Wilmington Interfaith Housing Network
- Assisted 367 ex-offenders to find employment through Leading Into New Communities (LINC) work with ex-offenders
- Provided shelter and supportive services to 164 victims of domestic violence through Domestic Violence Shelter and Services, Inc.
- Began rehabilitation of Domestic Violence Shelter kitchen and exterior painting, and roof
- Allocated \$317,115 to begin adaptive rehabilitation of former city garage into NorthSide Arts Education and Community Center. DREAMS, Inc. has securing matching funds, completed environmental assessment and clean-up in preparation for anticipated project ground breaking in the fall of 2010.
- Initiated Rental Incentive Loan program to provide zero interest loans of up to \$100,000 for rehabilitation or construction of affordable rental housing.
- Initiated Minor Housing Repairs Loan program to provide low interest loans to low-to-moderate income households for minor repairs up to \$25,000.
- Allocated first half of \$300,000 recommended funding for New Brooklyn Homes (aka Taylor West) a multi-family 48 unit affordable rental project that will complete the redevelopment of the former Taylor Homes public housing development in the NorthSide NSRA. Project construction started in spring 2010.

**TABLE 8 Summary of CDBG –Funded Activities FY2009-10**

	2009-10 CDBG Funds Appropriated	CDBG Funds Available From Prior Years	General Funds Revolving Loan Funds Other Fees Available	Total Expenditures FY 2009-10	Available Revolving Cash Balance @ 6/30/10
<b>A. HOUSING</b>					
Project Delivery Costs	\$ 200,000.00			\$ 200,000.00	
Implementation of Loan Module			\$ 20,000.00	\$ 6,336.52	
Capacity Building- UNCW QENO		\$ 20,163.82		\$ 5,055.57	
Housing Rehabilitation			\$ 527,634.24	\$ 290,079.74	\$ 237,554.50
HOP		\$ 54,202.18	\$ 1,101,626.05	\$ 1,012,110.75	\$ 142,142.62
Limited Assistance Grants		\$ 90,232.68		\$ 77,070.00	
HEO-West		\$150,000.00			
Housing Services - Counseling		\$ 10,090.00			
Homeownership Services			\$ 49,417.27	\$ 33,457.70	
Housing Relocation		\$ 22,080.67		\$ 15,463.52	
Housing Demolition	\$ 5,000.00	\$ 15,816.00		\$ 7,500.00	
Housing Disposition			\$ 4,000.38	\$ 3,014.35	
Lead-Based Paint Grants			\$ 124,716.48	\$ 64,563.51	
Maintenance Grants			\$ 15,000.79	\$ 5,000.00	
Mission Serve Now			\$ 15,370.00	\$ 15,366.29	
Comm. Partner Home Repair			\$ 6,414.84	\$ 6,119.35	
Rental Rehab	\$ 176,689.00		\$ 46,721.61	\$ 15,469.75	\$ 31,251.86
Urgent Repair Grants			\$ 27,550.00		
<b>SUBTOTAL</b>	<b>\$381,689.00</b>	<b>\$362,585.35</b>	<b>\$ 1,938,451.66</b>	<b>\$ 1,756,607.05</b>	<b>\$ 410,948.98</b>
<b>B. ECONOMIC DEVELOPMENT</b>					
Southside CDC			\$ 19,900.00	\$ 19,900.00	
WDT, Inc. - UDAG & GF Operating			\$ 445,269.00	\$ 80,979.00	
Community Lending Program			\$ 368,447.69	\$ 127,762.00	\$ 241,893.19
<b>SUBTOTAL</b>			<b>\$ 813,716.69</b>	<b>\$ 208,741.00</b>	<b>\$ 241,893.19</b>
<b>C. PUBLIC IMPROVEMENTS</b>					
Voluntary Demolition & Lot Clear		\$ 21,754.68		\$ 1,070.00	
Public Facilities - Loan			\$ 9,475.50	\$ 9,475.50	
L.I.N.C. Transitional Housing			\$ 251,602.88	\$ 21,462.69	
Public Facilities-Boys & Girls Club	\$ 25,000.00	\$138,000.00		\$ 118,214.00	



Continued: TABLE 8 Summary of CDBG –Funded Activities FY2009-10

	2009-10 CDBG Funds Appropriated	CDBG Funds Available From Prior Years	General Funds Revolving Loan Funds Other Fees Available	Total Expenditures FY 2009-10	Available Revolving Cash Balance @ 6/30/10
Public Facilities- Brigade B&G Club	\$ 46,000.00				
Brooklyn Arts Center		\$152,197.60		\$ 3,068.48	
Public Facilities- Domestic Violence	\$ 14,140.00	\$ 7,005.00			
Public Facilities- Dreams		\$317,115.00		\$ 6,557.75	
Public Facilities- Stepping Stone		\$ 32,000.00		\$ 21,273.74	
Public Facilities- Phoenix	\$ 15,000.00			\$ -	
<b>SUBTOTAL</b>	<b>\$ 100,140.00</b>	<b>\$668,072.28</b>	<b>\$ 261,078.38</b>	<b>\$ 181,122.16</b>	
<b>D. PUBLIC SERVICES</b>					
American Red Cross			\$ 9,500.00	\$ 9,500.00	
Brigade Boys & Girls Club			\$ 23,750.00	\$ 23,750.00	
Cape Fear Literacy Council			\$ 9,500.00	\$ 9,500.00	
Carousel Center			\$ 9,500.00	\$ 9,500.00	
Child Advocacy Commission-Grand			\$ 12,350.00	\$ 12,350.00	
Child Advocacy Commission-Parent			\$ 9,500.00	\$ 9,500.00	
Coastal Horizons			\$ 39,622.00	\$ 39,621.81	
Community Land Trust	\$ 5,000.00		\$ 60,125.99	\$ 50,399.81	
Domestic Violence	\$ 35,000.00	\$ 9,217.88	\$ -	\$ 44,217.88	
Dreams of Wilmington			\$ 16,625.00	\$ 16,625.00	
Elderhaus			\$ 19,000.00	\$ 19,000.00	
Food Bank			\$ 14,250.00	\$ 14,250.00	
Girls, Inc.			\$ 14,250.00	\$ 14,250.00	
Joint Project- Good Shep. & WIN	\$ 90,000.00	\$ 16,008.48		\$ 106,008.48	
Kids Making It			\$ 14,250.00	\$ 14,250.00	
LINC	\$ 38,000.00	\$ 3,880.16	\$ -	\$ 41,822.59	
UNCQ-QENO Capacity Building	\$ 25,000.00				
United Way			\$ 10,000.00	\$ 10,000.00	
Wilmington Interfaith Hospitality			\$ 19,000.00	\$ 19,000.00	
<b>SUBTOTAL</b>	<b>\$ 193,000.00</b>	<b>\$ 29,106.52</b>	<b>\$ 281,222.99</b>	<b>\$ 463,545.57</b>	
<b>E. ADMINISTRATION &amp; PLANNING</b>					
Administration	\$ 200,000.00		\$ 42,433.07	\$ 242,433.07	
<b>SUBTOTAL</b>	<b>\$ 200,000.00</b>		<b>\$ 42,433.07</b>	<b>\$ 242,433.07</b>	
Reprogramable		\$ 7,407.36			
<b>TOTAL</b>	<b>\$ 874,829.00</b>	<b>\$1,067,171.51</b>	<b>\$ 3,336,902.79</b>	<b>\$ 2,852,448.85</b>	<b>\$ 652,842.17</b>

**Table 8a****CDBG EXPENDITURE & CDBG Revolving Fund Program Income Expenditures FY20 09-10**

Program	CDBG Program Expense	CDBG Admin Expense	CDBG Total Expense	Appropriated Program Income & CDBG Entitlement Expenditures	Program Revolving Fund Program Income Expenditures	Total CDBG & PI
Administrative Costs	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 200,000.00	\$ 42,433.07	\$ 242,433.07
Activity Delivery	\$ 200,000.00		\$ 200,000.00	\$ 200,000.00		\$ 200,000.00
Joint Project	\$ 106,008.48		\$ 106,008.48	\$ 106,008.48		\$ 106,008.48
LINC Inc.	\$ 41,822.59		\$ 41,822.59	\$ 41,822.59		\$ 41,822.59
Domestic Violence	\$ 44,217.88		\$ 44,217.88	\$ 44,217.88		\$ 44,217.88
Habitat-Land Trust	\$ 5,000.00		\$ 5,000.00	\$ 5,000.00		\$ 5,000.00
Public Facilities Brooklyn Arts Center	\$ 3,068.48		\$ 3,068.48	\$ 3,068.48		\$ 3,068.48
Public Facilities Stepping Stone	\$ 21,273.74		\$ 21,273.74	\$ 21,273.74		\$ 21,273.74
Public Facilities Boys & Girls Club	\$ 118,214.00		\$ 118,214.00	\$ 118,214.00		\$ 118,214.00
Public Facilities - Dreams	\$ 6,557.75		\$ 6,557.75	\$ 6,557.75		\$ 6,557.75
Relocation	\$ 15,463.52		\$ 15,463.52	\$ 15,463.52		\$ 15,463.52
Limited Assistance Grants	\$ 77,070.00		\$ 77,070.00	\$ 77,070.00		\$ 77,070.00
Demolition - Housing	\$ 7,500.00		\$ 7,500.00	\$ 7,500.00		\$ 7,500.00
Voluntary Demolition	\$ 1,070.00		\$ 1,070.00	\$ 1,070.00		\$ 1,070.00
Technical Assistance	\$ 5,055.57		\$ 5,055.57	\$ 5,055.57		\$ 5,055.57
Public Facility Loan	\$ -		\$ -	\$ -	\$ 9,475.50	\$ 9,475.50
Economic Development Loan Pool			\$ -	\$ -	\$ 61,315.29	\$ 61,315.29
HOP Loans	\$ 52,627.32		\$ 52,627.32	\$ 52,627.32	\$ 212,972.68	\$ 265,600.00
Rehab Loans			\$ -	\$ -	\$ 290,079.74	\$ 290,079.74
<b>Totals</b>	<b>\$ 904,949.33</b>	<b>\$ 200,000.00</b>	<b>\$ 904,949.33</b>	<b>\$ 904,949.33</b>	<b>\$ 616,276.28</b>	<b>\$ 1,521,225.61</b>

2. Changes in Program Objectives

- a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

Funding was allocated to the NorthSide Community Center, later known as the Cape Fear Area Resource Center (CFARC), in the 2008-09 Annual Plan for the rehabilitation of a former City garage for re-use as a community center. CFARC decided not to pursue the project and requested that the City approve the re-allocation of the funds to DREAMS to complete the project. DREAMS is a community-based nonprofit organization providing arts education programming for lower income, at-risk youth. DREAMS will take over the project, and raise additional funds to adapt the building into an arts education and community center.

The City supports an on-going initiative to rehabilitate a blighted and vacant historic church in the NorthSide revitalization area. A substantial amendment to the PY2009-10 Annual Action Plan was adopted by City Council changing the designated HUD national objective for the project from “benefiting low and moderate income persons” to “aid in the prevention or elimination of slums or blight” in a low/moderate income area. This will allow more options for the reuse of the building.

During the 2008-09 program year a HUD initiated HOME Program Review revealed that the M.E. Roberts Transitional Living Facility project was not eligible to receive HOME funds. Therefore, the City amended the FY2009-10 Annual Plan to reprogram these funds to eligible projects and to appropriate \$236,761 in CDBG-R funds for this project. In addition, the City has identified \$300,000 in other funds to support this project.

3. Assessment of efforts in carrying out planned actions

- a. Indicate how grantee pursued all resources indicated in the Consolidated Plan
- b. Indicate how grantee provided certifications of consistency in a fair and impartial manner
- c. Indicate how grantee did not hinder Consolidated Plan Implementation by action or willful inaction

The Five-year Consolidated Plan is updated annually to identify specific objectives to address the priority needs described in the Consolidated Plan. Request for proposals are issued on an annual or biennial timeline to solicit nonprofit and other partners to assist in addressing the priorities identified. Partners bring expertise, commitment and other resources to the table. Collaboration with various public and private sector stakeholders ensures that the City leverages available resources to the maximum benefit of the citizens.

All requests for certifications of consistency with the Consolidate Plan are reviewed by community development staff and submitted to the City Manager for signature. The only

criteria for providing certifications of consistency is the verification that the proposed project addresses a need identified in the Consolidated Plan or HUD national objective.

The City works closely with the HUD regional office to ensure that we meet all requirements for expending funding in accordance with timelessness and other guidelines. The City is in good standing with HUD. In addition, the City financial statements and associated transactions, including CDBG and HOME, are audited annually.

4. For funds not used for national objectives
  - a. Indicate how use of CDBG funds did not meet national objectives.
  - b. Indicate how did not comply with overall benefit certification.

The City complied with the overall benefit certification, and all the CDBG programs met a National Objective.

5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
  - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.
  - b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 19074, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
  - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

#### **CITY OF WILMINGTON RELOCATION POLICY FOR VOLUNTARY HOMEOWNER REHABILITATION**

Homeowners and their household occupying houses to be rehabilitated with HOME, Community Development Block Grant and any other federal funds as described in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and who voluntarily agree to participate, shall be eligible for a temporary relocation grant (subject to funding availability). The household income (U.S. Census Bureau definition) must not exceed 80 percent of the area median income as adjusted for family size. A copy of this Relocation Policy will be provided to loan and grant applicants during the initial application phase.

Temporary relocation benefits (grants) will be paid in accordance with the following schedule:

- A. Monthly rent, not to exceed (6-month maximum):  
\$700.00 per month for household sizes up to 2 persons

\$750.00 per month for household sizes of 3-4 persons

\$800.00 per month for household sizes of 5 or more persons

***Note:** If the individual or household moves into a dwelling unit that is also occupied by other individuals, the above allowances will be reduced by 50%. In addition, no payments under section “B” will be made.*

- B. The City of Wilmington will not pay more than the equivalent of one month’s rent towards any required security deposit. Refund of the security deposit will be made payable to the City of Wilmington in the amount advanced by the City of Wilmington.
- C. Furniture storage not to exceed \$200.00 per month (6-month maximum).
- D. Furniture moving allowance not to exceed \$1,200.00 (includes move out and move back in).

It is the homeowner’s responsibility to arrange for all aforementioned services and to present the City of Wilmington with original invoices, statements, or bills before payments are made in accordance with this Relocation Policy. The City of Wilmington’s sole responsibility is to make payments in accordance with this policy. The City of Wilmington is not responsible for any loss or damage to persons or property, and no warranty of any kind is expressed or implied herein.

The total amount of relocation assistance payable under this policy shall not exceed \$8,000.00.

- 6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate income persons
  - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons
  - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
  - c. If any jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

There were no jobs created through any program activities or specific objectives funded by CDBG.

- 7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
  - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low-and moderate-income.

Housing programs verify income to ensure low/mod benefit. Funding for Good Shepherd/WIHN, LINC, M.E. Roberts Center and Domestic Violence Shelter and Services, Inc provide services for limited clientele who are presumed to be extremely low income due to homelessness and domestic violence. Funding for the Brooklyn Arts Center, Community Boys & Girls Club, and NorthSide Community Center (DREAMS) is based on area benefit due to the location within a low/mod census tract - at least 51 percent of households are low/mod income, and HUD designated neighborhood revitalization strategy area.

**TABLE 9a– Race & Income Characteristics  
of CDBG and HOME Program Beneficiaries (Individuals)**

	ARC NC	AMEZ	CA	CLP	DV	DR	GS	HFH CC	SUB TOTAL
<b>Total</b>	<b>35</b>	<b>32</b>	<b>228</b>	<b>168</b>	<b>164</b>	<b>183</b>	<b>882</b>	<b>27</b>	<b>1719</b>
HH = Households									
<b><u>By Race</u></b>									
Asian	~	~	~	2	7	~	1	~	10
Afric. Amer.	19	22	172	12	70	176	370	22	863
White	16	20	45	154	77	7	468	~	787
Native Amer	~	~	~	~	~	~	26	~	26
Multi-racial	~	~	10	~	7	~	17	5	39
Other	~	~	~	~	~	~	~	~	~
<b><u>By Ethnicity</u></b>									
Hispanic	~	7	1	~	3	~	10	5	26
<b><u>By Income*</u></b>									
Extremely Low	33	9	59	29	164	183	882	~	1,359
Very Low	~	8	6	112	~	~	~	27	153
Low	~	15	9	17	~	~	~	~	41
Moderate	~	~	~	~	~	~	~	~	~
>Moderate	~	3	5	7	~	~	~	~	17
<b><u>Family Status</u></b>									
Female HH	20	17	54	~	88	~	45	9	233
Elderly	~	1	22	~	1	~	18	~	42
Disabled	34	1	23	~	18	~	145	~	221

Arc NC: The Arc of NC (housing)

AMEZ: AMEZ Housing Program (housing)

CA: Child Advocacy (Formerly services offered under Family Services (youth))

CLP: Community Lending Program (economic development)

DV: Domestic Violence; all homeless; all presumed extremely low-income

DR: DREAMS of Wilmington (youth)

GS: Good Shepherd (homeless)

HFHCC: Habitat for Humanity Cottages at Cornerstone (housing)

**Note: Family status may or may not apply to all clients served.**



**TABLE 9b- Race & Income Characteristics  
of CDBG and HOME Program Beneficiaries**

	HOP	HMG HH	HR - LAG HH	HRL HH	HOPE	HPTE	HRTSH	LINC	SUB TOTAL
HH = Households									
<b>Total</b>	<b>51</b>	<b>5</b>	<b>28</b>	<b>16</b>	<b>97</b>	<b>57</b>	<b>105</b>	<b>365</b>	<b>724</b>
<b><u>By Race</u></b>									
Asian	~	~	~	~	~	~	~	~	~
Afric. Amer.	13	4	25	15	13	53	85	265	<b>473</b>
White	35	1	2	1	51	4	20	97	<b>211</b>
Native Am.	~	~	~	~	~	~	~	4	<b>4</b>
Multi-racial	1	~	1	~	33	~	~	1	<b>36</b>
<b><u>By Ethnicity</u></b>									
Hispanic	1	~	~	~	48	~	~	~	<b>49</b>
<b><u>By Income*</u></b>									
Extremely Low	~	~	9	2	91	9	31	~	<b>142</b>
Very Low	3	2	12	9	3	27	21	~	<b>77</b>
Low	23	3	7	5	~	57	53	~	<b>148</b>
Moderate	~	~	~	~	~	~	~	~	~
>Moderate	25	~	~	~	~	~	~	~	<b>25</b>
<b><u>Family Status</u></b>									
Female HH	28	5	15	14	32	9	13	3	<b>119</b>
Elderly	~	2	15	14	~	2	49	~	<b>82</b>
Disabled	2	~	13	~	64	9	26	37	<b>151</b>

HOP: Households receiving Home Ownership Pool loans

HMG: Housing Maintenance Grants (housing)

HR-LAG: Limited Assistance Grants for households receiving Emergency Repair Grant (housing)

HRL: Households receiving Housing Rehabilitation Loans (housing)

HOPE: Hopewood (housing)

HPTE: HEO – The Pointe at Taylor Estates, LLC (rental housing)

HRTSH: HEO – Robert R. Taylor Senior Homes, LLC (rental housing)

LINC: Leading Into New Communities; all homeless; all presumed extremely low-income (homeless/ex-offenders)

**NOTE: Family status may or may not apply to all clients served**

**TABLE 9c Race & Income Characteristics  
of CDBG and HOME Program Beneficiaries**

	TBRA	VD/ LC	WIHN	WIHN WP				TOTAL a+b+c
<b>Total</b>	<b>10</b>	<b>6</b>	<b>116</b>	<b>117</b>	~	~	~	<b>249</b>
HH = Households								
<b><u>By Race</u></b>								
Asian	~	~	~	~	~	~	~	~
Afric. Amer.	9	2	43	56	~	~	~	<b>110</b>
White	1	4	63	52	~	~	~	<b>120</b>
Native Amer.	~	~	~	~	~	~	~	~
Multi-racial	~	~	10	9	~	~	~	<b>19</b>
<b><u>By Ethnicity</u></b>								
Hispanic	~	~	21	~	~	~	~	<b>21</b>
<b><u>By Income*</u></b>								
Extremely Low	8	~	100	~	~	~	~	<b>108</b>
Very Low	2	~	16	~	~	~	~	<b>18</b>
Low	~	~	~	~	~	~	~	~
Moderate	~	~	~	~	~	~	~	~
>Moderate	~	~	~	~	~	~	~	~
<b><u>Family Status</u></b>								
Female HH	2	~	69	~	~	~	~	<b>72</b>
Elderly	~	~	~	~	~	~	~	~
Disabled	4	~	~	~	~	~	~	<b>4</b>

TBRA: Tenant Based Rental Assistance (homeless/housing)

VD/LC: Voluntary Demolition and Lot Clearing (area slum and blight)

WIHN: Wilmington Interfaith Hospitality Network (homeless)

WIHNWP: Wilmington Interfaith Hospitality Network at Willow Pond (homeless/housing)

**NOTE: Family status may or may not apply to all clients served**

8. Program income received
  - See Appendix I Financial Statements
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
  - See Appendix I Financial Statements
10. Loans and other receivables
  - See Appendix I Financial Statements
11. Lump sum agreements
  - See Appendix I Financial Statements

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year
- Identify the type of program and number of projects/units completed for each program
  - Provide the total CDBG funds involved in the program.
  - Detail other public and private funds involved in the project.

**Table 10–Housing Rehabilitation and Home Ownership Accomplishments**

**Fiscal Year 2009-2010**

Activity	Units Completed	CDBG/HOME General Fund Expenditures	Other Expenditures	CDBG Delivery Costs
Limited Grant Assistance	17	\$ 77,070.00		\$37,811.33
Community Partnership Repair	3	\$ 6,119.35		
Housing Rehabilitation Program	6	\$ 290,079.74		\$65,777.51
Housing Demolition	1	\$ 7,500.00		
Relocation	3	\$ 15,463.52		
Lead-Based Paint Grants	5	\$ 73,380.00		
Historic Preservation Grants				
Maintenance Grants	1	\$ 5,000.00		
Home Ownership Pool	31	\$1,747,883.48	\$2,705,138.00	\$60,589.72
Home Special Projects		\$ 353,087.87		\$34,735.50
Public Facility Rehab	1	\$ 30,938.19		
Rental Rehabilitation	1	\$ 15,000.00		\$ 1,085.94

13. Neighborhood Revitalization Strategies – for grantees that have HUD –approved neighborhood revitalization strategies
- Describe the progress against benchmarks for the program year.

The NorthSide Community Plan was approved by HUD in the fall of 2004 as the City's NorthSide Neighborhood Revitalization Strategy Area. The Plan is a long-range neighborhood revitalization plan consisting of goals, objectives and action steps to guide the community's future. Six themes are the basis of the plan:

- Crime Prevention
- Economic Development
- Attractive Community
- Housing
- Community Facilities and Programs
- Transportation

The NorthSide Neighborhood Association (NSNA) is critical to the success of the Plan. The Plan is the community's plan, and it is their responsibility to achieve the overall goals. The City of Wilmington is a partner with the community to assist in the implementation. The City of Wilmington is listed as the lead agency on more than half

of the year-two action steps, but the NSNA is responsible for partnering with the City for most of the steps.

The NorthSide Plan lists action steps to achieve the objectives and goals of the Plan that are meant to improve the community's quality of life. The action steps include who is responsible for implementing each step, how the step will be funded and a timeline to complete the step.

The City was successful in implementing the majority of the action steps, including marketing the NorthSide area through the Economic Development office; compiling information for the NorthSide marketing plan; enforcing code violations; sponsoring housing program outreach meetings; developing brochures about existing recreation programs on the NorthSide; educating residents about the benefits of historic preservation; and holding community watch program meetings.

Brooklyn Arts Center, DREAMS Arts Education and Community Center (formerly NorthSide Community Center), Wilmington Coastal Boxing Center (formerly 23<sup>rd</sup> Psalms Boxing), and the Community Boys & Girls Club, Inc., projects identified in the 2009-10 Annual Plan are located within the NorthSide revitalization area.

## **Antipoverty Strategy**

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 3 CAPER Antipoverty Strategy response:

According to the U.S. Census Bureau, the number of households living in poverty in the City of Wilmington in 2000 was 8,802—or 22.3 percent. Although this is a decrease from 26.2 percent in 1990, it is still 50 percent higher than the state percentage of 12.3 percent. Almost 40 percent of Wilmington's African American population continues to live in poverty—barely a 10 percent decrease from 1990. More than 25 percent of the people living in poverty in Wilmington are children.

**TABLE 11 - POVERTY IN WILMINGTON**

HOUSEHOLD INCOME IDENTIFIERS	2000		1990		% CHANGE IN #'s SINCE '90
	TOTAL	%	TOTAL	%	
<b>Poverty Level</b> (30% AMI)	\$ 14,323	~	\$ 8,160	~	75.5%
Total <u>Households</u> Below Poverty Level	8,802	22.3%	6,183	26.2%	42.4%
Caucasian < Poverty Level	5,132	17.1%	3,198	19.8%	60.5%
African American < Poverty Level	3,187	39.9%	2,889	41.4%	10.3%
Hispanic < Poverty Level	158	22.7%	24	15.6%	558%
< 18 Years of Age < Poverty Level	4,540	25.9%	3,779	31.2%	20.1%
> 65 Years of Age < Poverty Level	1,392	12.0%	1,439	16.3%	<3.3>%

Source: U.S. Census Bureau; and U.S. Department of Housing and Urban Development

Through its Strategic Plan, the City of Wilmington is attempting to improve the quality of life for all residents by improving living conditions. This applies to housing and economic development. Most of the activities conducted by the CDBG and HOME programs benefit low and very low income persons and help directly or indirectly to raise families out of poverty. The City maintains statistics on client incomes in terms of percent of area median income, as required by HUD. Generally speaking, households below 30 percent of median income are also below poverty level, but the correlation is not exact.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Program Year 3 CAPER Non-homeless Special Needs response:

The FY09-10 and FY10-11 allocated \$175,000 in funding to support the construction of an eight unit project for disabled individuals. This project is scheduled for construction and completion in FY2010-11.

### Specific HOPWA Objectives

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives  
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
  - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
  - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
  - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
  - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
  - a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
      - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
      - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
      - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
      - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
      - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
    - ii. Project Accomplishment Overview



- (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences
  - (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
  - (3) A brief description of any unique supportive service or other service delivery models or efforts
  - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
- (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
  - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
  - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
- b. Accomplishment Data
- i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
  - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 3 CAPER Specific HOPWA Objectives response:

The City of Wilmington does not receive HOPWA funding.

#### OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 3 CAPER Other Narrative response:

#### Economic Development

The City continues to support the Community Lending Program. Small business loans are funded by the Economic Development Revolving Loan funds, not entitlement funds. Micro-enterprise loans are a minimum of \$5,000 and a maximum of \$25,000. Funds may be used for the creation of a small business, business expansion and relocation, or

rehabilitation of commercial structures for the location of a small business in commercial corridors. During FY2009-10 there were disbursements of \$61,315.29 expended for three new loans made in FY2009-10. The new loans support a bakery, restaurant, and dry cleaner.

Wilmington Downtown, Inc. (WDI) is under contract to administer a loan guarantee fund utilizing unrestricted “old UDAG” and general funds. In FY2009-10 \$445,209 was available for loan program including operating funds of \$80,799.

Southside Community Development Corporation received general funds of \$19,900 to support operation and efforts to revitalize the Southside area, including the Castle Street Retail and Commercial Corridor.

#### Public Facilities Loans

The Wilmington Coastal Boxing Center completed the rehabilitation of building “C” of the old City garage. A total of \$26,963 was expended on this project, \$9,475.60 in FY09-10, construction was completed on April 16, 2010. The project is located within the NorthSide revitalization area.

#### Rental Rehabilitation Loans

Anderson Development owner of James A Walker Apartments approached the City requesting a \$15,000 emergency loan to address urgent life and safety repairs. Formerly a nurses’ dormitory, this historic property was rehabilitated about 20 years ago as a tax credit project for low income elderly housing. The City made deferred loans of \$432,620 for the original project. There are 37 units of housing available to elderly individuals at 50 percent or less of area median income. Currently there are 25 elderly tenants residing at James A. Walker.

With the City Manager’s authorization a loan was provided to address the emergency repairs and keep the property open. Anderson Development was successful in securing additional funding from the NCHFA and other sources to rehabilitate the building and continue to provide much needed rental housing for very-low and low income elderly tenants. The \$15,000 loan was made from unrestricted UDAG funds.

#### **General Fund Agencies:**

In addition to the 15 percent allocation of CDBG funds to public services, the City Council provided \$237,275 in funding to support 14 community-based nonprofit agencies. These agencies provide a variety of services to meet the needs of low-to-moderate income households within the city. Below is a summary of funding and services provided by these agencies:

\$37,050: **Coastal Horizons** to provide emergency shelter for 150 runaway, homeless, displaced, abused, neglected youth ages 6-18. In FY09-10, 131 youth benefited from these services. In addition there were 4323 calls to the Crisis Line Hotline, and 356 individuals utilized the Rape Crisis Center.

\$21,850: **Child Advocacy Commission** to provide academic tutoring, mentoring, life skills and community service learning opportunities to 100 low-income children. In FY09-10, 133 youth/families served through Grandparent Support program, and 95 youth/families served in the Parent Aides program.

\$19,000: **Elderhaus, Inc.** to provide qualified, caring supervision and socialization to frail elders and provide respite for their caregivers in a safe, secure setting; and to provide 42 elders with transportation to the center. In FY09-10, 86 elders received transportation to the center.

\$14,250: **Girls, Inc.** to provide quality after school program for 65, 4-18 year old girls. Programming is designed to prevent delinquent behavior, substance abuse, and risky sexual behaviors. In FY09-10, 175 girls were served.

\$9,500: **The Carousel Center** to provide a warm, non-hospital, non-threatening environment to furnish appropriate treatment to 60 victims of child abuse and neglect, and provide necessary data to law enforcement. In FY09-10, 250 clients received care, of these 27 were Wilmington residents.

\$14,250: **Kids Making It Woodworking** to provide a youth-run micro enterprise that offers mentorship, vocational instruction, job placement services, youth/family counseling, and entrepreneurial training to 70 at-risk teens. In FY09-10, 79 youth were served.

\$23,750: **Brigade Boys & Girls Club** in joint project with **Community Boys & Girls Club** to provide programs for 952 youth such as: Arts; Character & Leadership Development; Health & Life Skills; Education & Career Development; Sports, Fitness & Recreation. In FY09-10, 2053 youth served. (906 BB&G; 1147 CBGC)

\$14,250: **Food Bank of NC** to obtain nutritious donated and purchased food through a network of wholesale, retail, agricultural and individual food drive sources to distribute to 42,684 low-income households through 51 community-based organizations. In FY09-10, 2.267 million pounds of food were provided.

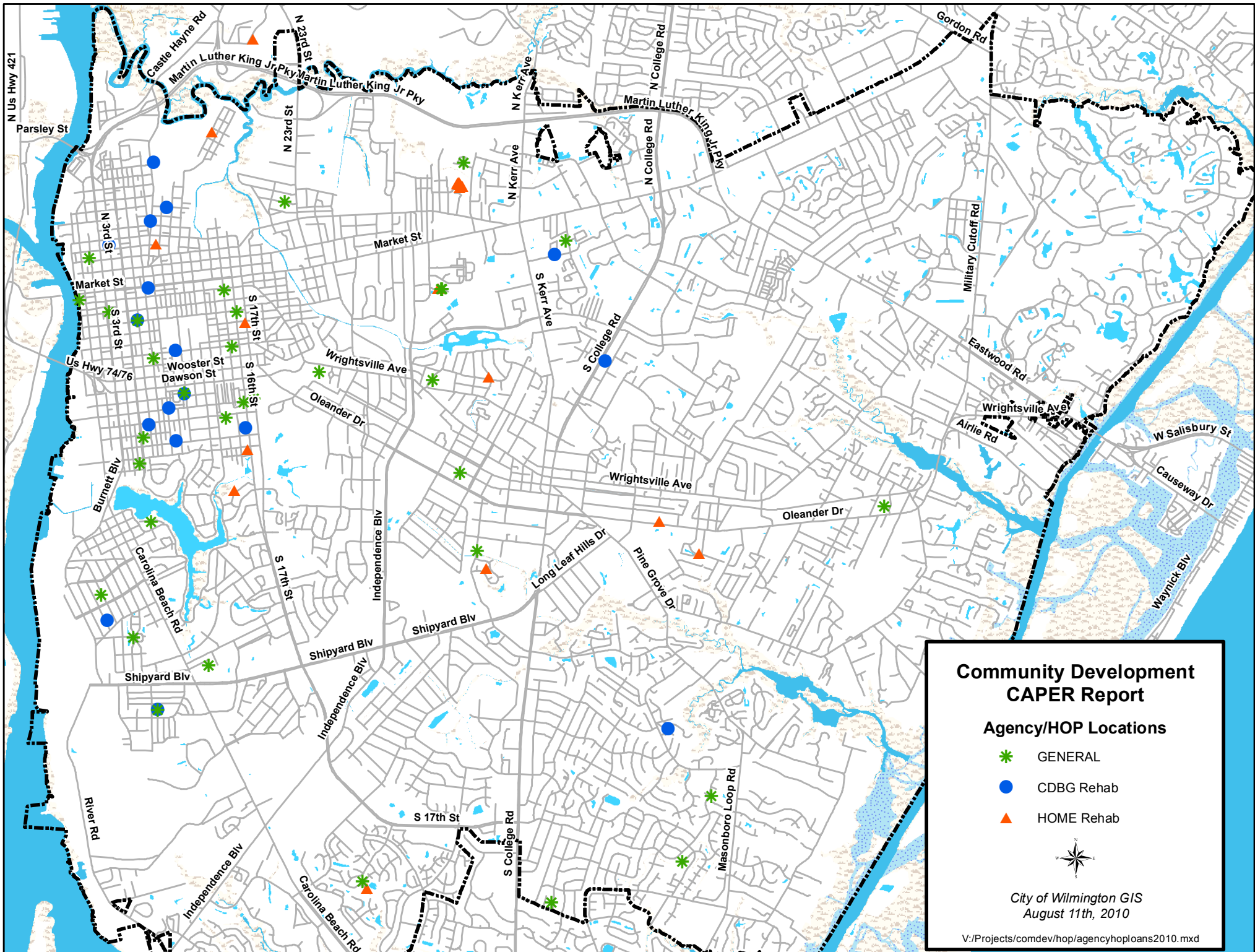
\$19,000: **Wilmington Interfaith Hospitality Network (WIHN) (Formerly VOA) Willow Pond** to provide decent affordable housing and supportive services for 20 homeless, battered spouses and their children. In FY09-10, 121 individuals were served.

\$9,500: **Cape Fear Literacy Council** to provide individualized, 1-to-1 tutoring and small group instruction for 500 adults working to improve their reading, writing, spelling, math, and English language skills. In FY09-10, 534 adults were served.

\$9,500: **American Red Cross** to support emergency assistance provided to local disaster victims. Funds used for direct assistance, volunteer training, relief supplies and staff support. In FY09-10, 113 individuals served.

\$16,625: **DREAMS** to expand and improve outreach program at City recreation centers and public housing sites, thus increasing the commitment and participation of 120 at-risk youth. In FY09-10, 183 youth served.

\$10,000: **United Way Blue Ribbon Commission (BRC) to End Youth Violence**, a newly formed initiative modeled after the Harlem Youth Zone to address the needs of at-risk youth in low income neighborhoods. The BRC is targeting a low income neighborhood located in the NorthSide, a Neighborhood Strategic Revitalization Area.





**APPENDIX I.....**

**FINANCIAL REPORTS**

1. Financial Summary Grantee Performance Report
2. CDBG Financial Summary Information
3. HOME Match Report
4. HOME Program Income 2009-10



# Financial Summary Grantee Performance Report Community Development Block Grant Program

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

OMB Approval No. 2506-0077 (Exp.3/31/94)

Public Reporting Burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden to the Reports Management Officer, Office of Information Policies and Systems, U.S. Department of Housing and Urban Development, Washington, D.C. 20410-3600; and to the Office of Management and Budget, Paperwork Reduction Project (2506-0077) Washington, D.C. 20503. Do not send this completed form to either of these addresses.

1. Name of Grantee		2. Grant Number		3. Reporting Period	
City of Wilmington		B-09-MC-37-0010		From 7/1/09 To 6/30/10	
<b>Part I: Summary of CDBG Resources</b>					
1. Unexpended CDBG funds at end of previous reporting period (Balance from prior program years)					1,740,925.61
2. Entitlement Grant from form HUD-7082					888,447.00
3. Surplus Urban Renewal Funds					
4. Section 108 Guaranteed Loan Funds (Principal Amount)					
5. Program Income received by:		Grantee (Column A)	Subrecipient (Column B)		
a. Revolving Funds		351,007.10			
b. Other (identify below. If more space is needed, use an attachment)					
Non-Revolving Loan Payments		3,695.90			
c. Total Program Income (Sum of columns a and b)					
6. Prior Period Adjustments (if column is a negative amount, enclose in brackets)					
7. Total CDBG Funds available for use during this reporting period (sum of lines 1 through 6)					2,984,075.61
<b>Part II: Summary of CDBG Expenditures</b>					
8. Total expenditures reported on Activity Summary					1,521,225.61
9. Total expended for Planning & Administration			242,433.07		
10. Amount subject to Low/Mod Benefit Calculation (line 8 minus line 9)			1,278,792.54		
11. CDBG funds used for Section 108 principal & interest payments					
12. Total expenditures (line 8 plus line 11)					1,521,225.61
13. Unexpended balance (line 7 minus line 12)					1,462,850.00
<b>Part III: Low/Mod Benefit This Reporting Period</b>					
14. Total Low/Mod credit for multi-unit housing expenditures					
15. Total from all other activities qualifying as low/mod expenditures					1,275,724.06
16. Total (line 14 plus line 15)					1,275,724.06
17. Percent benefit to low/mod persons (line 16 divided by line 10 this reporting period)					100%

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form HUD-4949.3(06/24/93)  
ref Handbook 6510.2

<b>Part IV: Low/Mod Benefit for Multi-Year Certifications</b> (Complete only if certification period includes prior years)				
Program years (PY) covered in certification PY _____ PY _____ PY _____				
18.	Cumulative net expenditures subject to program benefit calculation			
19.	Cumulative expenditures benefiting low/mod persons			
20.	Percent benefit to low/mod persons (line 19 divided by line 18)			
<b>Part V: For Public Services (PS) Activities Only: Public Service Cap Calculation</b>				
21.	Total PS expenditures			197,048.95
22.	Total PS unliquidated obligations			25,057.57
23.	Sum of line 21 and line 22			222,106.52
24.	Total PS unliquidated obligations reported at the end of the previous reporting period			29,105.70
25.	Net obligations for public services (line 23 minus line 24)			193,000.82
26.	Amount of Program Income received in the preceding program year			368,654.21
27.	Entitlement Grant Amount (from line 2)			888,447.00
28.	Sum of line 26 and line 27			1,257,101.21
29.	Percent funds obligated for Public Service Activities (line 25 divided by line 28)			15%
<b>Part VI: Planning and Program Administration Cap Calculation</b>				
30.	Amount subject to planning and administrative cap (grant amount from line 2 plus line 5c)			1,243,150.00
31.	Amount expended for Planning & Administration (from line 9 above)			242,433.07
32.	Percent funds expended (line 31 divided by line 30)			20%

**Instructions**

**Name of Grantee:** Enter the grantee's name as shown on the approved Grant Agreement (form HUD-7082) for the most recently completed program year.

**Grant Number:** Enter the grant number assigned by HUD to the Community Development Block Grant for the most recently completed program year.

**Period Covered:** Enter the beginning date and ending date for the most recently completed program year.



# CDBG Financial Summary Information

## FY 2009-10

a.	Program Income (line 5a)	
	1. HOP Loan Fund	\$ 74,719.79
	Economic Development	\$ 27,267.65
	Rehab Loan Fund	<u>\$249,019.66</u>
	Total	<u>\$351,007.10</u>
	2. There were no float loans for which repayments were received during the reporting year	
	3. Other loan repayments by category (line 5b)	
	Non-revolving loan payments	\$ 3,695.90
	Total	<u>\$ 3,695.90</u>
b.	There were no float-funded activities outstanding at the end of the reporting period	
c.	Rehabilitation loans	
	<u>Number of Loans</u>	<u>Principle Balance at 6/30/10</u>
	135	\$3,054,387.63
d.	Economic Development Loans	
	<u>Number of Loans</u>	<u>Principle Balance at 6/30/10</u>
	3	\$60,773.24
e.	Home Ownership Loans	
	<u>Number of Loans</u>	<u>Principle Balance at 6/30/10</u>
	64	\$1,744,063.00
f.	Non-Revolving Loans	
	<u>Number of Loans</u>	<u>Principle Balance at 6/30/10</u>
	8	\$709,092.92
g.	There was 9 loans for which the balance was written off during the period:	
	000050 Bryant	\$ 159.75
	087-ER Haywood	\$ 1,101.48
	109-ER Bradley	\$ 10,287.81
	150-ER Shaw	\$ 372.00
	NHS-14 Sellars	\$ 682.00
	NHS-53 Bosier	\$ 150.00
	NHS-68 Hall	\$ 25,784.41
	HM-058 Hall	\$ 36,989.04
	HCD-71 Lonon	\$ 26,160.50
	3 properties are being held for resale	
	Unexpended Balance Shown on CAPR	
	(Line 13 HUD 4949.3 dated 6/24/93)	\$1,462,850.00
	Total	<u>\$1,462,850.00</u>
	Add: LOC Balance(s)	\$1,267,478.27
	Cash on Hand	
	Grantee program acct	
	Subrecipients program acct	
	Revolving fund cash balances-rehab	\$237,554.50
	Revolving ED Cash Balance	\$124,419.68
	Revolving HOP Cash Balance	\$ 30,396.71
	Subtract:	
	Grantee CDBG Program Liabilities	
	(including any reimbursements due to the grantee from program funds)	<u>\$(196,209.16)</u>
	Total Reconciling Balance	<u>\$1,463,649.00</u>
	Unreconciled Difference (non-cash Expenditures)	790.00

## HOME MATCH REPORT

### Total HOME Match Credit FY 2009-10

Total Yield Forgone on HOP GF Loans	\$ -
Total Maintenance Grant Match Expenditures	\$ 5,000.00
Total Lead-Based Grant Match Expenditures	\$60,965.00
Total Community Partnership Grant Match Expenditures	\$ 6,119.35
Total Match Credit FY 2009-10	<u>\$72,084.35</u>

All FY 2009-10 match expenditures were from the General Fund

1. Excess Match From Prior Federal Fiscal Year	\$ 838,527.11
2. Match Contributed During Current Federal Fiscal Year	\$ 72,084.35
3. Total Match Available for Current Federal Fiscal Year	\$ 910,611.46
4. Match Liability for Current Federal Fiscal Year	\$ 90,174.66
5. Excess Match Carried Over to Next Federal Fiscal Year	\$ 820,436.80

**HOME PROGRAM INCOME 2009-2010**

City of Wilmington DUNS 072007845

Program Income through 6/30/10	2,134,772.36
Less Program Income Expenditures through 6/30/09	<u>(2,089,569.82)</u>
Program Income Balance 7/1/09	45,202.54

Program Income Generated 2009-10	<u>126,937.99</u>
Available Program Income 2009-10	172,140.53
Less Transfer From Special Purpose FD to Cover ineligible Expenditure	<u>(37,702.04)</u>
Adjusted Program Available 2009-10	<u>134,438.49</u>

Less Program Income Expenditures 2009-10	<u>126,937.99</u>
Balance of Program Income on Hand 6/30/10	<u><u>7,500.50</u></u>

**USE OF PROGRAM INCOME**

HO-116	Gideon Pointe	559	82,091.96
HO-115	WHIN	562	20,972.96
	TBRA	584	23,883.07

Total	<u><u>126,947.99</u></u>
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